

William J. Hughes Technical Center for Advanced Aerospace
Construction Qualified Vendor List (QVL) Competition
Statement of Work
QVL-26-0005
Building 301 FAA Hangar Cafeteria and Dining Hall Renovation
Attachment J-1

C.1 SCOPE OF WORK

The Contractor must provide all labor, materials, equipment, and coordination required to demolish, remove, modify, and install systems necessary to convert the existing cafeteria on the second floor of Building 301 at the Federal Aviation Administration (FAA) William J. Hughes Technical Center for Advanced Aerospace (WJHTCAA) into a modern conference area accommodating approximately 94 people.

The work includes architectural, mechanical, plumbing, electrical, telecommunications, and fire alarm/suppression systems as indicated on the contract drawings and specifications. All work must be coordinated with other trades, maintain operations in adjacent areas, and comply with applicable codes and standards.

This project will be executed under two (2) separate Notices to Proceed (NTPs) due to seasonal operational constraints.

The first NTP, anticipated in Fall 2026, will authorize administrative and preconstruction activities only, including but not limited to submittals, coordination meetings, procurement activities, fabrication, shop drawings, long-lead material acquisition, badging, scheduling, and other preparatory work that does not require physical construction activities within the project area.

The second NTP, anticipated in April or May 2027, will authorize all on-site construction activities, including mobilization, demolition, architectural, mechanical, plumbing, electrical, telecommunications, and fire protection work, system testing and commissioning, cleanup, punch list work, and project closeout activities.

No physical staging, demolition, installation, utility interruption, or construction activity within the project area may begin prior to issuance of the second NTP unless specifically authorized in writing by the Contracting Officer.

- **Architectural:** Demolition and installation of partitions, doors, frames, hardware, ceilings, finishes, millwork, window treatments, and accessories, with verification of existing conditions prior to installation.
- **Mechanical:** Demolition, modification, and installation of air distribution systems, terminal units, hydronic heating systems, and all associated controls integrated with the Building Automation System (BAS).

- **Plumbing:** Removal and installation of plumbing fixtures, water distribution, and drain systems, ensuring ADA compliance and coordination with other trades.
- **Electrical:** Demolition and installation of power distribution, lighting systems, lighting controls, low-voltage systems for lighting and shades, and integration with existing building systems.
- **Telecommunications:** Installation of a complete Category 6 structured cabling system supporting data and wireless infrastructure in accordance with TIA/EIA and IEEE standards and FAA IT requirements.
- **Fire Alarm / Suppression:** Modification, reinstallation, reprogramming, and testing of existing fire alarm and suppression systems, including smoke detectors, heat detectors, speakers, horn/strobe notification devices, coordinated with the Project TOR.

All work must be executed in compliance with project specifications, applicable codes and standards, and FAA requirements. The Contractor must provide as-built documentation, final testing, and verification of all systems prior to final acceptance.

a) **Architectural General Scope**

The Contractor must complete all architectural demolition and new construction, including partitions, doors, frames, hardware, ceilings, finishes, millwork, window treatments, and accessories. The Contractor must review all drawings, including demolition plans, proposed floor plans, elevations, schedules, and details, and must field verify existing conditions and dimensions prior to fabrication and installation. All work must be coordinated to maintain existing building operations outside the work area (Refer to Section C.8, 'Additional Requirements and Considerations,' for more details.).

• Demolition

The Contractor must demolish and remove existing architectural components as indicated on the drawings and demolition notes. Work must include removal of existing cafeteria casework, serving lines, and associated equipment. The Contractor must demolish and remove architectural components indicated on the drawings, including casework, partitions, doors, frames, hardware, ceilings, finishes, accessories, and related assemblies. The Contractor must also remove wall finishes as required to receive new finishes, window treatments and associated hardware, and any soffits, bulkheads, or gypsum board assemblies indicated for removal or modification.

The Contractor must remove existing mechanical and electrical devices where noted and coordinate all such work with Mechanical Electrical Plumbing (MEP) drawings. All abandoned penetrations in walls, floors, and ceilings must be capped and sealed, or removed.

In addition, the Contractor must replace existing vents in curtain wall spandrel panels where indicated and must patch and repair all surfaces affected by

demolition to match adjacent construction. Temporary protection must be provided to all adjacent occupied areas, and all fire-rated assemblies must be maintained; any penetrations must be repaired to match the required rating. All demolition debris must be removed from the site daily and disposed of in accordance with all applicable federal, state, and local regulations.

- Construction / Installation

The Contractor must provide and install new metal stud framing (minimum 25-gauge unless noted otherwise) with gypsum board in accordance with wall type details and must include sound attenuation insulation in designated partitions for acoustic control. Walls must be constructed to the deck where indicated or terminated at the ceiling where permitted. The Contractor must provide backing and blocking for all wall-mounted equipment, including monitors, cabinets, and accessories.

The Contractor must provide and install doors, frames, and hardware in accordance with the door schedule and project specifications. All door assemblies must comply with ADA requirements for clearances and operation, and fire-rated assemblies must be installed in accordance with the door schedule.

The Contractor must install a new acoustical ceiling system, including grid and tiles, and must coordinate the ceiling layout with lighting, diffusers, sprinkler heads, and other devices. Any adjacent ceiling areas impacted by construction must be repaired or replaced to match existing conditions.

Millwork installation must include base and wall cabinets in break room areas, countertops, backsplashes, and supports. The Contractor must provide ADA-compliant sink base conditions, including required clearances, and must install the microwave and associated openings where indicated.

Storefront systems, including types SF-1 and SF-2, must be provided and installed with glazing and framing as shown in the elevations. The Contractor must field verify all dimensions and coordinate mullion spacing prior to fabrication.

The Contractor must provide and install new motorized roller blinds at the north window wall. Blinds must be individually controlled with multi-unit control capability, must extend to overhead blind pockets, and must match existing adjacent systems where required. All dimensions must be field verified prior to fabrication.

- Finishes

All finishes must comply with the Room Finish Schedule and project specifications. The Contractor must provide carpet tile in the multipurpose room and storage areas and vinyl composite tile flooring in the break room. Subfloors

must be prepared as required, including patching and leveling, to ensure proper installation.

Wall finishes must include painted gypsum board and painted CMU where indicated, along with wall protection and corner guards as required. Existing wall heater covers must be refinished to match adjacent wall finishes.

The Contractor must provide rubber base at all perimeter walls unless noted otherwise and must install acoustical ceiling systems or exposed painted structure where indicated. Existing finishes designated to remain must be matched, and smooth transitions between all finish types must be provided. All materials must comply with low-VOC requirements and applicable federal sustainability standards.

The Contractor must also provide and install accessories, including wall bumpers, corner guards, signage, marker boards, display supports, and required backing for wall-mounted equipment. Blocking for 48-inch and 90-inch-wide television installations must be installed as shown on the plans.

- **Quality Control**

All work must comply with the contract drawings and specifications, applicable building codes including IBC, ADA requirements, and all federal standards. The Contractor must field verify all dimensions prior to fabrication, submit shop drawings for review (including millwork, doors, storefront systems, and window treatments), and provide finish samples for approval prior to installation.

- **Closeout**

The Contractor must patch, repair, and touch up all damaged or disturbed surfaces back to existing conditions or better prior to final acceptance. Final cleaning must include all architectural elements, including floors, walls, ceilings, glazing, and millwork. All construction debris and temporary protections must be removed from the site.

All punch list items must be completed prior to final acceptance. The Contractor must provide as-built documentation reflecting all architectural modifications.

b) Mechanical General Scope

The Contractor must complete all mechanical demolition, modification, and installation associated with the renovation, including air distribution systems, terminal units, hydronic heating systems, and all associated controls and integration with the BAS. All mechanical work must be coordinated with other trades.

- **Pre-Demolition Requirements**

The Contractor must perform complete deactivation and demolition of all components of the Ansul fire suppression system in Room 203B, including removal of the corresponding monitoring point from the building fire suppression system. This work must be completed prior to the start of any mechanical demolition activities and must be coordinated with the fire protection scope of work.

The Contractor must coordinate with the Government for required system shutdowns, including draining of the hot water system prior to demolition. All shutdown activities must be scheduled and approved 14 calendar days in advance, unless otherwise stated by Project TOR.

- Demolition

The Contractor must demolish the existing kitchen hood and associated plenum, including complete removal of both supply and exhaust air systems serving the hood.

The Contractor must demolish all remaining ductwork and any decommissioned equipment or materials associated with the former smoking room (Room 209A) exhaust system.

The Contractor must demolish Variable Air Volume (VAV) units serving Rooms 203A, 203B, 203C, and 209A, including associated thermostats and all downstream ductwork. For VAV unit 209A, the Contractor must also remove upstream ductwork, and cap and seal the vacated takeoff airtight.

All supply air diffusers and return air registers in Rooms 203A, 203B, and 209 must be removed.

The Contractor must disconnect and remove VAV unit 205B for relocation and must demolish the adjacent ductwork on both sides of the unit. The existing thermostat serving VAV 205B must remain in place for reuse.

Two (2) existing supply air diffusers in Room 205 must be removed for relocation and reinstallation.

- Air Distribution Systems (Installation)

The Contractor must reinstall the two (2) relocated supply air diffusers in Room 205.

The Contractor must reinstall VAV unit 205B within a new section of ductwork and reconnect it to the existing thermostat.

The Contractor must provide and install four (4) new VAV units serving Rooms 203A, 203B, 203C, and 205C. VAV units must be Metalaire model TH-500 or approved equal.

The Contractor must provide and install new low-pressure ductwork downstream of all VAV units and must provide and install new supply air diffusers connected to the ductwork.

Supply air diffusers must be Titus Omni or approved equal.

The Contractor must provide and install new return air grilles in Rooms 201 and 205. Return air grilles must be Titus PAR or approved equal.

The Contractor must repair existing return duct openings (12 inches by 30 inches) in Room 201 with grilles or bird screens where required.

- Hydronic Heating Systems

The Contractor must demolish all existing finned tube radiation, hot water supply piping, hot water return piping, and associated enclosures located between columns B and D.

Existing hot water supply and return piping must be capped watertight and prepared for reconnection following demolition.

The Contractor must provide and install new hot water supply and return piping within a new enclosure system. Enclosures must be Vulcan Dura-Vane II model JDV3 or approved equal.

The Contractor must install new finned tube radiation between each set of columns.

Each finned tube section must be provided with an isolation valve at each end and a DDC-controlled valve (Belimo two-way modulating valve) upstream of the section.

The Contractor must coordinate with the Government for refilling of the hydronic system following completion of installation.

- BAS Integration

The Contractor must integrate all new and modified mechanical systems into the BAS.

Each new VAV unit must be provided with a thermostat and humidistat combination sensor and must be connected to the BAS.

The Contractor must provide the following BAS points for each VAV unit:

- Air Flow
- Air Flow Setpoint
- Damper Position
- Reheat Enabled/Disabled
- Reheat Position (percent)
- Space Temperature
- Space Temperature Setpoint
- Space Relative Humidity
- Discharge Air Temperature

All new finned tube control valves must be connected to the BAS.

The Contractor must provide the following BAS points for each finned tube section:

- Hot Water Valve Status
- Hot Water Valve Percent Open (percent)

All controls work must be fully coordinated with the existing BAS architecture and must ensure proper system operation and integration.

- Testing, Adjusting, and Balancing (TAB)

The Contractor must perform TAB for all new and modified mechanical systems in accordance with project specifications.

TAB must include verification of airflow rates, system balance, and proper operation of all VAV units, diffusers, and return systems.

The Contractor must also verify proper operation of all hydronic heating components, including finned tube radiation and control valves.

All TAB reports must be submitted for review and acceptance by the Government.

- Closeout

The Contractor must provide as-built documentation reflecting all mechanical system modifications, including ductwork, piping, equipment locations, and controls.

All systems must be fully operational at the time of final acceptance.

The Contractor must complete all punch list items and provide final documentation, including TAB reports and controls integration verification.

c) Plumbing General Scope

The Contractor must remove existing plumbing fixtures and install new plumbing systems, including connections to new sinks, appliances, and water distribution lines. All work must maintain building functionality, comply with ADA and project requirements, and be coordinated with other trades.

- **Demolition**

The Contractor must remove all plumbing appliances and fixtures as shown on the project drawings.

The Contractor must disconnect and remove the 2-inch PVC drain from the existing sink and remove it from the vent pipe. All other existing copper water lines and valves must remain in place.

Connections to the existing sink must be properly capped to prevent leaks and maintain the integrity of the remaining plumbing system.

- **Installation**

The Contractor must install a threaded plug in the vent pipe where the drain line has been removed.

A new ½-inch copper cold water line, including a shutoff valve (SOV), must be installed in the ceiling from the classroom to the breakroom to feed the new sink cabinet as shown on the plans.

A new 2-inch DWV copper drainpipe must be installed below the floor, with all necessary hanging hardware for support. A 1½-inch connection must be made at the sink trap and extended to connect to the existing vent pipe as indicated on the drawings.

Inside the sink cabinet, the cold-water line must be fitted with SOVs to feed the following appliances:

- Water heater
- Coffee maker
- Ice maker
- Cold-water tap

The Contractor must provide appropriate flexible connections for all four (4) appliances/devices. All cabinet space must be ADA compliant and barrier-free, with pipe covers installed where recommended.

The Contractor must install the sink, faucets, drain, and water heater, making all necessary connections in accordance with project specifications and manufacturer instructions.

Equipment / Basis of Design

The Contractor must install plumbing fixtures and equipment as specified, using the following as basis-of-design or of approved equal in comparison to:

- **Sink:** American Standard – Colony 25 x 22 ADA single bowl stainless steel kitchen sink, model 22SB.6252283S.075
- **Faucet:** CFG Cornerstone two-handle kitchen faucet in polished chrome, model #40617
- **Water Heater:** Bradford-White KwickShot electric water heater, 120V, 2.4 kW, model TEF024V120

All materials and equipment must comply with project specifications and applicable codes.

- **Closeout**

The Contractor must verify that all plumbing systems are operational and leak-free.

All as-built documentation for installed plumbing systems, including locations, connections, and equipment, must be provided to the Government.

The Contractor must complete all punch list items and remove any demolition debris from the work area prior to final acceptance.

d) Electrical General Scope

The Contractor must complete all electrical demolition, modification, and installation, including power distribution, lighting systems, lighting controls, low-voltage systems associated with lighting and shades, and integration with existing building systems. All electrical work must be coordinated with other trades to maintain continuity of operations and prevent conflicts.

- **Demolition**

The Contractor must remove all electrical outlets, including associated wiring and conduit, back to the originating circuit breaker panel unless otherwise indicated.

Outlets indicated to remain must be preserved, and all remaining outlets must be tested, traced, and labeled to verify circuiting and compatibility with new devices.

The Contractor must remove all power, conduit, and wiring serving the supply and exhaust fans, including two (2) motor starters, as well as all electrical systems associated with the exhaust hood, fire suppression system, and related controls.

All outlets installed in block walls must be removed, with conductors safely terminated and blank cover plates installed. The Contractor must remove speakers and associated wiring back to the source.

The Contractor must remove thirty-six (36) 2'x4' fluorescent light fixtures and safely terminate wiring for future use. Two (2) 2'x2' light fixtures in Room 205 must be relocated, and two (2) additional 2'x2' fixtures must be removed and returned to the Government.

Power to the existing power pole in Room 205 must be disconnected and safely terminated for future use. All motion sensors in the cafeteria area must be removed.

All demolition activities must be coordinated with other trades. MC cable runs must not exceed six (6) feet unless otherwise approved.

- Installation

The Contractor must provide and install seven (7) 20-amp circuits serving fourteen (14) 20-amp duplex receptacles and one (1) quadplex receptacle. Six (6) receptacles must be mounted at 6 feet 6 inches above finished floor (AFF).

The Contractor must provide and install four (4) 20-amp, 120-volt circuits serving eight (8) duplex receptacles. Two (2) receptacles must be mounted at 6 feet 6 inches AFF, and two (2) must be GFCI-protected.

The Contractor must provide and install two (2) 208-volt, three-phase, 20-amp circuits to junction boxes (JB1 and JB2) serving the floor Connectrac flex raceway system, installed in accordance with manufacturer requirements.

The Contractor must provide and install one (1) 40-amp, 208-volt dedicated circuit for the instant hot water unit. All new circuits must be fed from Panels SP and 6.

- Lighting Systems

The Contractor must provide and install forty-three (43) 2'x2' LED flat panel fixtures (Day-Brite model PQ2201ST9352000E or approved equal) and twenty

(20) recessed downlights (Lightolier or approved equal). Lighting layout must be coordinated with ceiling systems, diffusers, and other trades.

The Contractor must provide and install three (3) emergency lighting units and three (3) illuminated exit signs in accordance with code requirements.

- **Lighting and Shade Controls**

The Contractor must provide and install lighting and shade control systems in accordance with Drawing E106. New and existing Vive hubs must be integrated with the building fiber system.

The Contractor must provide a media converter in the IT closet and install Category 6 cabling from the converter to each Vive hub. The system must be integrated into the existing Quantum Enterprise Vue platform.

Low-voltage wiring must be provided from the lighting control system to all shade devices. Shade controls must match Lutron Vive Pico controls or be installed within the same faceplate.

The Contractor must include one (1) additional programming day to integrate new and existing Vive hubs into the system.

e) Telecommunications General Scope

The Contractor must furnish and install a complete Category 6 structured cabling system supporting data and wireless infrastructure within the project area. All work must comply with TIA/EIA and IEEE standards and must be fully coordinated with FAA IT requirements.

- **Cable Installation**

The Contractor must provide and install fifteen (15) Category 6, plenum-rated, four-pair cables (orange) routed from device locations within the multipurpose room to Telecommunications Closet T-203.

The Contractor must also provide and install six (6) Category 6, plenum-rated, four-pair cables (green) dedicated for wireless access points routed from ceiling-mounted locations to Telecommunications Closet T-203. Final wireless access point locations must be coordinated with FAA IT (Roger Herrmann) prior to installation.

Each wireless access point cable must be terminated with an RJ45 male connector and must be coiled with a minimum of twenty (20) feet of slack above the ceiling to allow for final device placement and adjustment.

All cabling must be routed in accordance with applicable codes and standards, including proper support, bend radius, and separation from power systems to prevent interference and ensure system performance.

- Termination and Labeling

The Contractor must terminate all horizontal cabling within Telecommunications Closet T-203 on one (1) 48-port Category 6 patch panel.

Wireless access point cables must be specifically terminated on ports forty-one (41) through forty-eight (48) of the patch panel.

All terminations must comply with TIA-568B standards.

The Contractor must provide and install RJ45 jacks at all device locations, using flush-mounted or surface-mounted configurations as required by field conditions.

All cabling and terminations must be clearly labeled in accordance with FAA standards using the format T203/01 through T203/48. All labeled cabling locations must match FAA-provided drawings exactly.

- Telecommunications Closet (T-203)

The Contractor must provide and install three-quarter inch (3/4") plywood backboards, sized four feet by eight feet (4'-0" x 8'-0"), on all three (3) walls of Telecommunications Closet T-203.

All backboards must be painted black prior to installation of equipment.

The Contractor must provide and install one (1) 48-port wall-mounted Category 6 patch panel on the designated backboard.

The Contractor must also provide and install patch cords and cable management systems between the patch panel and the IT switch to ensure a complete and functional installation.

Final layout and arrangement of backboards, patch panel, and associated equipment must be coordinated and approved with FAA IT 14 calendar days prior to installation.

- Testing and Certification

The Contractor must test all installed cabling in accordance with IEEE 802.3ab Gigabit Ethernet standards.

Testing must include, at a minimum, verification of cable performance and continuity for all installed cables.

The Contractor must provide complete test results in PDF format for all cabling installed. Test documentation must include a pass/fail summary, measured cable lengths, wire map verification, and performance validation for all four (4) pairs within each cable.

All test results must be submitted to the FAA for review and acceptance.

- **Turnover Materials**

The Contractor must provide the following materials to Project TOR at project completion:

- Thirty (30) three-foot Category 6 (orange) patch cords
- Thirty (30) five-foot Category 6 (orange) patch cords
- Ten (10) seven-foot Category 6 (orange) patch cords
- Ten (10) ten-foot Category 6 (orange) patch cords
- Six (6) five-foot Category 6 (green) patch cords designated for wireless access points

All materials must be new and compliant with project specifications.

f) Fire General Scope

The Contractor must modify the existing fire alarm and fire suppression systems to support the renovation, including demolition, removal, reinstallation, system reconfiguration, reprogramming, testing, and final commissioning. The Contractor must coordinate all work with building management, other trades, and applicable authorities, including the Project TOR. Existing system components include, but are not limited to, smoke detectors, heat detectors, speakers, and horn/strobe notification devices.

- **Pre-Demolition and Preparation**

The Contractor must perform a detailed site survey with Project TOR to document all existing fire alarm devices, kitchen fire suppression systems, and associated components within the project area prior to the start of work.

The Contractor must obtain all required permits and approvals from the Project TOR before beginning any fire alarm or suppression system modifications.

The Contractor must coordinate with the Project TOR a minimum of 14 calendar days in advance to notify building occupants, facility management, and the local fire department of all planned work and any required system impairments.

All existing fire alarm system programming and configurations must be fully backed up prior to any modifications.

The Contractor must coordinate with the Project TOR for approval and implement partial system shutdowns as required to safely perform the work while maintaining fire protection in all areas not directly affected by construction.

- Demolition

The Contractor must remove and retain for reinstallation all existing smoke detectors, heat detectors, speakers, and horn/strobe devices unless otherwise indicated.

The Contractor must remove and dispose of the existing kitchen fire suppression system in its entirety, including the Kitchen Knight 2 Model PCL-460 (Pyro Chem), the SMOG HOGG system, all associated suppression piping, electrical connections, controls, and Monitoring Module N3L1M001.

Existing kitchen fire suppression system components must not be reinstalled.

The Contractor must ensure that the suppression tank is safely disconnected and removed prior to demolition of associated systems.

All affected fire alarm circuits must be isolated and disabled as required to prevent false alarms during demolition activities.

Fire protection must be maintained in all areas not directly impacted by construction throughout the demolition process.

- Installation and Reinstallation

The Contractor must reinstall existing smoke detectors in locations that comply with current codes and the revised project layout.

Existing heat detectors must be reprogrammed to function as smoke detectors where indicated and where permitted by applicable codes.

The Contractor must provide and install speakers and horn/strobe notification devices in accordance with the new layout and all applicable codes and standards.

All kitchen fire suppression monitoring points must be removed from the fire alarm system.

The Contractor must disable, remove, and dispose of all unused devices and notification appliances from system programming to reflect the new system configuration.

- **System Programming and Integration**

The Contractor must update the fire alarm control panel programming to reflect the revised device layout and system configuration.

All programming changes must be coordinated with facility requirements and must maintain compatibility with the existing building fire alarm system architecture.

The Contractor must ensure that all active devices are properly addressed, programmed, and integrated into the system for full functionality.

- **Testing and Commissioning**

The Contractor must perform complete functional testing of all fire alarm devices and system components following installation and programming.

Testing must include verification of all initiating devices, notification appliances, control functions, and system responses for proper operation.

The Contractor must provide detailed test reports documenting system performance and confirming compliance with applicable codes and project requirements.

All testing, inspection, and final system acceptance must be coordinated with the Project TOR outside of normal working hours.

- **Closeout**

The Contractor must update all as-built drawings and system documentation to reflect the final installation and configuration.

The Contractor must provide updated system programming files to the Government upon project completion.

One (1) copy of the final fire alarm program must be provided on a flash drive to the Project TOR.

All required documentation, including permits, inspection reports, certifications, and test results, must be completed and submitted.

The Contractor must conduct a final walkthrough with the Project TOR to verify proper system operation and confirm project completion.

g) General Coordination Requirements

- The Contractor must coordinate all work between architectural, mechanical, plumbing, electrical, telecommunications, and fire protection disciplines to prevent conflicts between systems and construction elements.
- The Contractor must verify routing of ductwork, piping, conduit, cabling, equipment, and devices prior to installation and coordinate all penetrations through walls, floors, ceilings, and rated assemblies. All penetrations must be properly sealed and fire stopped where required by code.
- The Contractor must coordinate all shutdowns, tie-ins, reconnections, testing, and commissioning activities with the Government and affected facility personnel.
- All work must maintain ADA compliance, required clearances, accessibility, and continuity of operations in adjacent occupied areas throughout construction.

C.1.1 Key Personnel Requirements

This project requires badged key personnel for the following labor categories:

1. Field Superintendent: The position of Field Superintendent and Site Safety and Health Officer (SSHO) can be filled by the same candidate. The Contractor must designate an alternate candidate for Field Superintendent and SSHO. Requirements for each (including alternates) include:
 - Minimum of five (5) years of supervisory experience overseeing at least two (2) projects similar in size/scope to this project. Supervisory experience can be two (2) projects spanning 2.5 years each, five (5) projects spanning one (1) year each or any other combination. Relevant experience may be from current or previous employer.
 - Must have completed and provide valid certificate for candidate's 30- hour OSHA sponsored/approved course in Occupational Safety and Health Standards for Construction.
 - The Field Superintendent/SSHO must be on-site at all times that work is being performed. Resumes and associated certificates must be submitted as a part of the Contractor's submittals and approved prior to Notice to Proceed (NTP). Final approval of candidates is at the discretion of the Project TOR.
2. Requirements for each SSHO (including alternates) include:
 - Must possess knowledge of state and federal occupational safety and health regulations and must have completed formal educational training in occupational safety and health. The SSHO must submit a copy of their instructor-signed OSHA 30-hour training card or course completion documentation if within 90 days of having completed the training and card has not yet been issued. Acceptable training includes one of the following classes:
 - The 30-hour OSHA General Industry safety class
 - The 30-hour OSHA Construction Industry safety class

As an equivalent to the acceptable training classes listed above, formal construction

or industry safety and health training covering the following subjects of the OSHA 30-hour course is acceptable:

- a. OSH Act/General Duty Clause
- b. 29 CFR 1904, Recordkeeping
- c. Subparts C, CC, D, E, F, K and M of OSHA
- d. Rigging, load handling equipment (LHE), welding and cutting, scaffolding, excavations, concrete and masonry, demolition, health hazards in construction, materials handling, storage and disposal, hand and power tools, motor vehicles, mechanized equipment, marine operations, steel erection, stairways and ladders, confined spaces or any others that are applicable to the work being performed.

3. Airport Operations Area (AOA) Access Requirements

This project requires access within the AOA; therefore, the Field Superintendent and designated alternate Field Superintendent must successfully complete all airport security training, badging, and background check requirements necessary to obtain AOA access credentials. The Contractor must maintain a minimum of two (2) AOA badges throughout the project.

- The Contractor must initiate the badging process upon receipt of the first Notice to Proceed (NTP) and obtain all required credentials before performing work within the AOA.
- The Contractor is responsible for coordinating all training, badging, and access requirements with the Project TOR and ensuring personnel maintain valid credentials for the duration of the project.
- Personnel who have not obtained the required AOA credentials must not enter the AOA unless escorted in accordance with airport security requirements.

The work is related to the following QVL categories:

- ☒ **Category 1 - General Construction**
- ☐ **Category 2 - Mechanical/HVAC**
- ☐ **Category 3 - Plumbing**
- ☐ **Category 4 - Fire Protection and Suppression**
- ☐ **Category 5 - Electrical**
- ☐ **Category 6 – Telecommunications**
- ☐ **Category 7 – Roofing**

C.2 SITE CONDITIONS

Building 301 is a four-story, 135,000-square-foot facility constructed in 1968 and positioned within the WJHTCAA's central administrative district, immediately adjacent to the main airfield. The building's layout reflects a dual operational purpose: a large, four-story-high aircraft hangar occupying roughly three-quarters of the footprint to the south, and a multi-level administrative

and technical wing to the north. The hangar features full-height segmented rolling doors on both east and west elevations, providing expansive access for FAA aircraft storage and maintenance activities. Supporting infrastructure include aluminum-and-glass vestibules at each end, a pre-engineered metal pump-room addition at the south elevation, and multiple designated personnel circulation paths that contribute to the building's continued functionality despite its age. The north wing is organized around a central corridor on each floor, served by stair towers and an elevator at both ends, and supporting a wide mix of operational spaces such as offices, laboratories, conference rooms, shop rooms, mechanical areas, and specialized program spaces for FAA groups and the U.S. Marshals.

As an active workplace, Building 301 accommodates a diverse community of employees who conduct administrative, operational, technical, and aviation-support functions daily. Its interior spaces are highly utilized, ranging from open and private office areas to high-bay maintenance shops, laboratories, supply and storage rooms, and shared amenities such as restrooms, locker rooms, a cafeteria, and meeting spaces. Personnel movement between the administrative wing and the hangar is continuous, aided by established pathways through the hangar floor and supported by multi-level circulation systems, including open stairs, elevator access, and rooftop transition points for specialized equipment areas. Despite the facility's age, the building remains a dynamic environment that supports mission-critical operations, flight preparation activities, aircraft maintenance, and interagency coordination. The combination of heavy industrial functions, high-traffic circulation routes, and varied workplace settings underscores the need for ongoing attention to building condition, safety, and functionality to maintain an efficient and responsive work environment.

BOA Clause 3.2.2.3-46 Supervising the Contract Work (July 2004)

At all times while the Contractor (you) performs this contract, and until you complete the work and FAA accepts it, you must directly supervise the work or assign and have on the worksite a competent supervisor who the Contracting Officer (CO) is satisfied with and who has authority to act on your behalf.

C.3 SCHEDULE OF WORK

The Contractor must perform all work between the hours of 7:00 A.M. and 4:30 P.M. Monday through Friday (excluding Federal Holidays).

- All work associated with the hydronic heating system is permitted to be done during normal working hours with minimum disruptions to adjacent working areas. The Contractor must sequence all work associated with the hydronic heating system, including demolition, modification, installation, testing and commissioning, to ensure the system is fully operational.

Work Outside of Working Hours: All work outside of working hours must be coordinated with the Project TOR a minimum of four (4) weeks in advance. The following work must be performed outside of working hours:

- Field Painting and Utility Disruptions (including prep work) are limited to weekends only (Saturday 7:00AM – 4:30PM and Sunday 7:00AM – 4:30PM) unless otherwise stated by the Project TOR. This includes the assembly and disassembly of overhead protection for all flight simulators and associated equipment directly below the construction area. Refer to section C.8 paragraph 4 sub-paragraph A for additional information on overhead protection requirements.

Since the WJHTCAA is a secure facility, the Contractor should allow adequate time to clear personnel and equipment through the FAA Security Operations Center (SOC).

C.4 PERIOD OF PERFORMANCE

The total Period of Performance (POP) for this project will be 220 calendar days and will be executed in two phases under separate Notices to Proceed (NTPs).

- Phase 1 – Preconstruction Activities: The first NTP, anticipated in Fall 2026, will authorize administrative and preconstruction activities only. The POP for Phase 1 will be 60 calendar days from issuance of the first NTP.
- Phase 2 – Construction Activities: The second NTP, anticipated in April or May 2027, will authorize all on-site construction and project closeout activities. The POP for Phase 2 will be 160 calendar days from issuance of the second NTP.

C.5 CONTRACT SPECIFICATIONS

The Government will supply a soft copy of the contract specifications for this project. The Government will not supply hard copies of the contract specifications during the mandatory site visit. Contractors wishing to make notes on the specifications during the site visit must print and bring the hard copy with them to the mandatory site visit. Regardless of how the specifications are distributed, the Contractor is responsible for confirming that all specifications listed below have been received.

SPECIFICATION SECTIONS

DIVISION 01 - GENERAL REQUIREMENTS

01 33 00	SUBMITTAL PROCEDURES
01 57 19	TEMPORARY ENVIRONMENTAL CONTROLS
01 78 23	OPERATION AND MAINTENANCE DATA

DIVISION 02 - EXISTING CONDITIONS

02 41 00	DEMOLITION AND DECONSTRUCTION
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DIVISION 04 – MASONRY

04 20 00	UNIT MASONRY
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DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

06 10 00 ROUGH CARPENTRY
06 20 00 FINISH CAPENTRY

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 21 16 MINERAL FIBER BLANKET INSULATION
07 24 00 EXTERIOR INSULATION AND FINISH SYSTEMS
07 42 13 METAL WALL PANELS
07 60 00 FLASHING AND SHEET METAL
07 84 00 FIRESTOPPING
07 92 00 JOINT SEALANTS

DIVISION 08 - OPENINGS

08 11 16 ALUMINUM DOORS AND FRAMES
08 44 00 CURTAIN WALL AND GLAZED ASSEMBLIES
08 71 00 DOOR HARDWARE
08 81 00 GLAZING

DIVISION 09 - FINISHES

09 22 00 SUPPORTS FOR PLASTER AND GYPSUM BOARD
09 29 00 GYPSUM BOARD
09 51 00 ACOUSTICAL CEILINGS
09 65 00 RESILIENT FLOORING
09 68 00 CARPETING
09 90 00 PAINTS AND COATINGS

DIVISION 10 - SPECIALTIES

10 44 16 FIRE EXTINGUISHERS

DIVISION 12 - FURNISHINGS

12 24 13 ROLLER WINDOW SHADES
12 32 00 MANUFACTURED WOOD CASEWORK
12 36 00 COUNTERTOPS

DIVISION 21 - FIRE SUPPRESSION

21 23 00 WET CHEMICAL FIRE EXTINGUISHING SYSTEMS

DIVISION 22 – PLUMBING

22 00 00 PLUMBING, GENERAL PURPOSE

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

23 05 15 COMMON WORK RESULTS FOR HVAC
23 05 53 IDENTIFICATIONS FOR HVAC PIPING AND EQUIPMENT
23 05 93 TESTING, ADJUSTING, AND BALANCING FOR HVAC
23 07 13 DUCT INSULATION
23 07 19 HVAC PIPING INSULATION

23 21 13	HYDRONIC PIPING
23 31 13	METAL DUCTS
23 33 00	AIR DUCT ACCESSORIES
23 33 46	FLEXIBLE DUCTS
23 82 36	FINNED-TUBE RADIATION HEATERS

DIVISION 26 – ELECTRICAL

TC-RD-6950-0120 GENERAL SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

28 31 70 INTERIOR FIRE ALARM SYSTEM, ADDRESSABLE

C.6 CONTRACT DRAWINGS

The Government will supply a soft copy of the contract drawings for this project. The Government will not supply hard copies of the contract drawings during the mandatory site visit. Contractors wishing to make notes on the drawings during the site visit must print and bring the hard copy with them to the mandatory site visit. Regardless of how the contract drawings are distributed, the Contractor is responsible for confirming that all drawings listed below have been received. The contract drawings are considered the property of the Government and must not be used for any purpose other than that contemplated by the specifications. The contract drawings indicate general arrangements, approximate sizes and relative locations of principal materials to be provided or tasks to be completed. Contract drawings are diagrammatic and are a graphic representation of contract requirements to best available standards at the scale utilized. The Contractor must provide offsets to clear interferences and supports which are not specifically shown, but which are obviously needed to make the system complete, operable, and safe. The Contractor must verify all elevations, dimensions and clearances at the site. The following contract drawings accompany the specifications and are a part thereof:

DRAWING LIST

<u>Drawing Number</u>	<u>Drawing Title</u>
2025009-A0.00	Cover Sheet
2025009-A1.01	Life Safety Plan
2025009-A1.02	Architectural Demolition Floor Plan
2025009-A2.02	Proposed Floor Plan and Wall Types
2025009-A2.03	Proposed Reflected Ceiling Plan
2025009-A4.01	Sections and Details
2025009-A7.01	Schedules, Details & Elevations
2025009-A7.02	Details & Elevations
2025009-P101	Plumbing Plans and General Notes
2025009-P102	Proposed Second Floor Plumbing Plan, Details and Notes
2025009-P901	Plumbing General Notes and Details
2025009-M001	Mechanical Demolition

2025009-M002	Radiator Demolition
2025009-M101	Mechanical Plan
2025009-M102	Radiator Plan
2025009-M901	Mechanical Schedule & Details
2025009-M902	Mechanical Controls
2025009-E101	Electrical 2 nd Floor Demolition Plan
2025009-E102	Electrical Floor Plan 2 nd Floor (Proposed)
2025009-E103	Reflected Ceiling Plan 2 nd Floor (Existing Demolition)
2025009-E104	Reflected Ceiling Plan (Proposed)
2025009-E105	Power Layout 2 nd Floor Plan (New)
2025009-E106	Electrical Schedules and Details
2025009-E107	Lighting Controls
2025009-E301	Communications Layout Plan (Proposed)
2025009-F101	Demo Fire Detection
2025009-F102	Proposed Fire Detection

Addendum Drawing

2025009-G001	Site, Staging, & Disposal Plan
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C.7 SECURITY

The William J. Hughes FAA Technical Center for Advanced Aerospace is under security at all times. All critical areas (e.g. air traffic control towers) are controlled by means of a personal identification system. All personnel entering the facility will require a badge or visitor badge, which must be visible and worn at all times while on the premises. The Government will provide further instructions regarding security requirements at the time the badges are issued.

C.8 ADDITIONAL REQUIREMENTS AND CONSIDERATIONS

- 1) When applicable - The Government or the Government's Center Operations and Maintenance Contractor's (COM's) Hazardous Waste Manager must review and sign any waste requiring: manifest, disposal paperwork or bill of lading, from this facility.
- 2) When applicable - The Contractor must provide a minimum 14 calendar days written notice to the Project TOR prior to scheduling any kind of Asbestos or Lead abatement work.
- 3) The Contractor must restore any staging / laydown area, both inside and outside, to its previous condition after use.
- 4) The Contractor must submit a Site-Specific Safety Plan that applies to this SOW. This plan is to serve as a supplement to the Contractor's Corporate Safety Manual. The Site-Specific Safety Plan must address all definable features of work covered in the SOW and how safety will be addressed and enforced. (Note the Corporate Safety Manual was already submitted by the Contractor when they applied to be on the QVL.)
 - a. The Contractor must provide and install approved overhead protection for all flight simulators and associated equipment located in the simulation bays and

server room directly below the construction area. The protection system must prevent the excess of dust, debris, and other construction materials while allowing normal airflow to support continuous simulator operation. The Contractor must inspect and maintain the protective system to be in good working condition for the duration of its installation. All installation, maintenance, and removal activities must be coordinated with FAA personnel to ensure no disruption to simulator operations, emergency systems, or facility HVAC requirements. Temporary enclosures, barriers, or panels must be constructed of non-toxic, non-shedding materials approved for use around sensitive electronic and mechanical equipment.

- 5) The Contractor must maintain and submit daily a log of all persons employees, subcontractor employees, vendors, equipment, etc. that were on site each day.
- 6) The Contractor must submit a solid waste disposal report each month to the Government. The report must include date of disposal, waste description, total weight of waste material in tons, total weight of waste material diverted, method of waste material disposal or diversion, and, if applicable, reasons why waste was not diverted.
- 7) The Contractor must keep all equipment (i.e. ladders, job boxes, etc.) that is to remain on site in designated laydown areas and ensure it is properly labeled with the Contractor's name.
- 8) The Contractor must have a Dedicated Full Time Site Safety and Health Officer, and Site Superintendent (SSHO can be the same person)
- 9) The Contractor must complete a "Record of Change Report" (RCR). The Government will supply the RCR form.
- 10) The Contractor may use the existing freight elevator for removal of all construction materials, equipment, and debris from the project area, if available. In the event the freight elevator is unavailable at any time, the Contractor must provide and implement an alternative means of removal, such as use of stairs or other approved engineered solutions, including temporary hoists or exterior lifts. All alternative methods must comply with OSHA, FAA, and local safety regulations, and must not compromise building operations, adjacent occupied areas, or the security of sensitive equipment. The Contractor must include in their bid all labor, equipment, and safety measures necessary to implement any such alternative method if required.
 - a. Secondary access can be available during normal business via the hangar access panel door from the second floor to the hangar below. The Contractor must coordinate all use of this access with Project TOR four (4) weeks prior to desired dates of usage and must include any associated logistics, labor, and equipment in their bid.
 - b. The Contractor must include in the Site-Specific Safety Plan all required safety controls associated with use of the secondary access panel door and any material transport path to and from the hangar. This must include, but is not limited to, the provision and installation of appropriate signage, barricades, caution tape, and other physical controls necessary to restrict unauthorized access and manage employee circulation during construction activities. The Contractor is responsible for securing and maintaining a safe, clearly defined path of travel at all times when this access point is in use, ensuring that adjacent occupied areas are protected and that normal facility operations are not adversely impacted.

- 11) The Contractor must clean all work /construction areas at the end of each workday.
- 12) The Contractor must dispose of all construction material.
- 13) The Government will provide a staging area to the Contractor.
- 14) The Contractor is responsible for equipment left on site
- 15) The Contractor must place a 6-mil black or green plastic with grommet dust curtain around the construction area. The dust curtain must be installed floor to ceiling and secured at both ends so dust cannot get through.
- 16) The Contractor must place caution tape around the construction site.
- 17) The Contractor must remove and dispose of all dust curtains and caution tape once construction is completed.
- 18) The Contractor must have all construction materials on site before they start work.
- 19) The Contractor must provide a trash dumpster and the Government will provide a location for a single dumpster.
- 20) The Government will provide restrooms inside Building-301-mezzanine and 2nd floor for the Contractor to use.
- 21) TEMPORARY UTILITIES - Pursuant to Contract Clause 3.2.2.3-55, "Availability and Use of Utility Services (July 2004)", the Government will make available reasonable amounts of the following utilities to the Contractor without charge: (Note: This is project specific and may not be the case for all projects, some projects out on the airfield or even in the R&D require the contractor to supply their own generators, port-a-johns, even potable water).
 - a. Domestic (Potable) Water
 - b. Electricity
- 22) Contractor must coordinate with the QVL TOR prior to the start of any construction to document existing conditions and submit an existing condition report to the Government.
 - o Note any / all photos must be taken in the presence of the QVL TOR and/or an authorized Government Representative.

C.9 PROPRIETARY WORK

The Contractor must perform the following work in accordance with WJHTCAA standards and tied into existing monitoring stations; contact information is provided since a subcontracting arrangement is expected:

- HVAC equipment control and monitoring system: Tri-M Building Automation Systems Corp.
 - o Mike May, Senior Project Manager
 - o P.O. Box 69, 206 Gale Lane, Kennett Square, PA 19348
 - o (610) 444-1002
- Fire protection equipment control and monitoring system: The Hiller Companies
 - o Matthew Kennedy, Project Manager
 - o (484) 940-7150

C.10 SUBMITTALS

Pursuant to Contract Clauses 3.2.2.3-45, “Material and Workmanship (July 2004)” and 3.2.2.3-60, “Specifications, Drawings and Material Offers (July 2004)”, the Contractor must prepare and submit for Government review and approval the construction submittals as specified in the contract specifications, herein this document, or as called for in the contract drawings. Definitions, processing, required formats and required quantities for construction submittals are specified in project specification Section 01 33 00, “Submittal Procedures”.

- a) Preconstruction Submittals: As per the definition provided in specification Section 01 33 00, “Submittal Procedures,” all preconstruction submittals are required within 10 days of contract award.
- b) The Government will schedule a mandatory Preconstruction Meeting once all preconstruction submittals have been received and approved. The Government expects to issue the Notice To Proceed (NTP) at this meeting, which starts the Period Of Performance (POP). Note that issuance of the NTP may not take place until the Government has approved all preconstruction submittals.
- c) The Contractor must submit the preconstruction submittals for Certificate of Insurance, Performance Bond (if required), and Payment Bond (if required) directly to the Contracting Officer. The Contractor must submit all other preconstruction submittals to the Project TOR jerome.L.johnson@faa.gov and cc both QVL CORs coral.yip@faa.gov and kevin.scott@faa.gov
- d) The Contractor must submit the following preconstruction submittals before the Government will issue Notice to Proceed:

Submittal #	Submittal Description	Due Date	Reference
1	Performance Bond	10 calendar days after award	BOA Clause 3.4.1-4 SOW C.10.c
2	Payment Bond	10 calendar days after award	BOA Clause 3.4.1-5 SOW C.10.c
3	Certificate of Insurance	10 calendar days after award	BOA Clause 3.4.1-10 SOW C.10.c
4	Schedule of Prices	10 calendar days after award	BOA Clause F.4
5	Construction Schedule	10 calendar days after award	*see note below
6	Site Specific Safety Plan	10 calendar days after award	BOA Clause H.14 SOW C.8
7	Submittal Register	10 calendar days after award	Government Furnished
8	Site Superintendent	10 calendar days after award	C.1.1
9	Site Safety and Health Officer	10 calendar days after award	C.1.1

The Contract Schedule must indicate the Contractor's planned sequence of work to complete the contract within the specified period of performance. The Contract Schedule must include activities for the following categories of work:

- (1) The sequence and schedule for:
- (2) At a minimum, the Contractor must identify and provide durations for the following work activities.
The project will be phased under two (2) separate Notices to Proceed (NTPs).

Phase 1 – Preconstruction / Administrative Activities

The first NTP, anticipated in Fall 2026, will authorize administrative and preparatory activities only, including submittals, procurement, fabrication, coordination, scheduling, badging, long-lead item acquisition, and related preconstruction services. No on-site demolition or construction activities are permitted during this phase unless specifically authorized by the Contracting Officer.

Phase 2 – Construction Activities

The second NTP, anticipated in April or May 2027, will authorize all field construction activities, including:

- a. Mobilization
- b. Demolition
 - Hydronic Heating Systems (key phase)
 - Breakroom Construction (key phase)
- c. Architectural installation
- d. Electrical installation
- e. Mechanical installation
- f. Plumbing installation
- g. Fire protection installation and commissioning
- h. Cleanup and punch list items
- i. Closeout

The Contractor must coordinate all work sequencing with the Project TOR and maintain compliance with all operational and facility access restrictions throughout both phases of the project.

- (3) If applicable, the Construction Schedule must specifically identify and differentiate between work activities planned for execution during regular work hours and work activities planned for execution outside of regular work hours. See paragraph titled "Schedule of Work" for specific requirements.
- (4) The Contractor must include all hydronic heating system work in the Construction Schedule Submittal and demonstrate that the system will be fully operational no later

than the start of Fiscal Year 2027 (FY27). All associated activities, sequencing, and required outages must be clearly identified. The Government may reject any schedule that does not adequately address this requirement.

- e) The Contractor must submit the following construction submittals during construction performance:

Submittal #	Submittal Description	Due Date	Reference
1	Daily Inspection Reports	Daily during construction	BOA Clause F.7
2	Contract Discrepancy Reports	Within 48 Hours of discovering a discrepancy	BOA Clause F.7
3	Progress Photographs	At start of work, monthly with Contract Progress Report, and at completion of work	BOA Clause F.9
4	Electronic Email	Continuously	BOA Clause G.4
5	Emergency Contacts – to include Primary and 1 st tier subcontractors.	To be submitted at or before Preconstruction meeting and updated as needed.	BOA Clause H.2
6	Daily Access Log	Daily during Construction	SOW C.8
7	Solid Waste Disposal Report	Monthly after NTP is issued	SOW C.8
8	Recovered Materials	As Required	
9	Technical Submittals	As Required	As Per Government Submittal Register

- f) The Contractor must submit the following submittals upon completion of work:

Submittal #	Submittal Description	Due Date	Reference
1	Equipment/ Product Warranty List	At work completion	BOA Clause F.10
2	As-built drawings	At work completion	BOA Clause F.10
3	Asbestos Free Statement	At work completion	BOA Clause 3.6.3-12
4	Completed RCR Form	At work completion	SOW C.8