

**STATEMENT OF WORK FOR
MULTIPLE AWARD CONSTRUCTION CONTRACT (MACC)
PROJECT MUHJ 09-4053
REPAIR HEAT, FACILITY 351
AT
LANGLEY AFB, VIRGINIA**

1. DESCRIPTION OF WORK:

1.1 The heating system currently in use in the Facility 351 Cargo Handling and Warehouse areas consists of a gas-fired hot water boiler and two heating water pumps supplying hot water to office area air handling units, three unit heaters in the Cargo Handling area and nine unit heaters in the mezzanine floor Warehouse area. Seven of the Warehouse unit heaters were converted from steam to hot water and were thought by maintenance staff not to be in use. The first floor level of the Warehouse does not have a heating system. The heating systems in both areas appear to be grossly undersized causing low space temperature conditions in the winter months resulting in unacceptable working conditions for the room occupants. Also, a majority of the unit heaters in the Warehouse area are not accessible for maintenance due to their height and/or location above storage racks and areas lacking a mezzanine floor slab. The Warehouse mezzanine was formerly heated by thirty-five gas-fired infrared heaters that were abandoned in place several years ago due to maintenance inaccessibility and functional problems.

The existing boiler, heating water pumps and unit heaters will remain as-is since some of the unit heaters appear to be functional and since the boiler additionally serves office areas throughout the building. The infrared heaters will remain abandoned in place.

The Cargo Handling area will be heated by two 8,000 CFM floor-mounted direct gas-fired air turnover units. These units are typically used for large volume rooms such as warehouses and distribution centers to provide even heating over large areas without using ductwork or de-stratification fans. The units will be twenty feet tall with supply air distributed at the top and air returned at the bottom. The fan, filter and burner sections of the unit are located near floor level and are accessible for maintenance. Capacities and locations are as indicated on the drawings. Since the units are direct-fired, they are close to 100 percent efficient. Each unit will be equipped with a control panel to regulate space temperature and register filter loading and burner lockout alarms.

The Warehouse Mezzanine area will be heated by four 20,000 CFM floor-mounted direct gas-fired air turnover units. These units will also be twenty feet tall with supply air distributed at the top and air returned at the bottom. Capacities and locations are as indicated on the drawings.

The Warehouse first floor level will be heated by ten hot water unit heaters with wall-mounted thermostats. A new high efficiency condensing type boiler will be provided in the existing boiler room to supply heating water to the unit heaters. The boiler system will consist of a heating water pump, expansion tank, air removal fitting, chemical shot feeder, heating water and makeup water piping as diagrammed on the drawings. A boiler makeup water line will be connected to the existing domestic water piping in the boiler room.

REPAIR HEAT, FACILITY 351

2. PROGRAM MANAGEMENT: The contractor shall sequence his work to ensure progress efficient for occupancy and use.

2.1 COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK:

No design effort is required

2.2 SUBCONTRACTORS:

No Variance.

2.3 QUALITY CONTROL PLAN:

No variance.

3. RESPONSE REQUIREMENT

No variance.

4. DESIGN DOCUMENTS, GENERAL:

No design effort is required.

4.1 DRAWINGS, BID SCHEDULE AND COST ESTIMATE:

No variance.

4.2 DRAWING:

No variance.

4.3 RENDERED PERSPECTIVE:

No variance.

4.4 SPECIFICATIONS:

No variance.

4.5 CONSTRUCTION COST ESTIMATE BREAKDOWN:

No variance.

4.6 PREPARATION OF AF FORM 66, Schedule of Material Submittals:

No variance.

4.7 BID SCHEDULE:

A bid schedule is furnished.

5. DESIGN ANALYSIS:

No variance.

6. CONTRACT DOCUMENTS SPECIAL REQUIREMENTS:

No variance.

7. APPLICABLE CODES AND REGULATIONS:

No variance.

8. GOVERNMENT POINTS OF CONTACT:

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