

6 April 2027

MEMORANDUM

MEMORANDUM FOR: 713th Contracting Squadron (713 CONS/CC)

FROM: Engineering Flight, 713th Civil Engineer Squadron (713 CES/CEN)

SUBJECT: Performance Work Statement - FOXHOUND Recreation Center Heating and Ventilation Renewal

REQUIREMENT: PR-27-041

Purpose and performance objective

This memorandum constitutes the performance work statement (PWS) for renewal of the heating and ventilation system serving the FOXHOUND Recreation Center, Building 410. The Contractor shall furnish all design completion, labor, supervision, materials, equipment, tools, transportation, testing, and incidentals necessary to provide a complete, safe, operable, and maintainable system.

The Government requires the performance outcomes and physical distribution route stated below; it does not require any particular manufacturer, brand, or model. Equipment and materials shall be new, commercially supportable, and suitable for permanent use in the installation's coastal Alaska environment.

Background and operating need

The existing system cannot reliably heat or ventilate the Recreation Center's occupied spaces during sustained cold-weather operations. The facility has no reliable building-wide stopgap that satisfies the need, making restoration of permanent service by the target date operationally important.

The facility will remain in limited use during construction. The Contractor shall plan work to protect occupants, maintain required egress, control dust and noise, and minimize service interruptions. All shutdowns and restricted-access periods require advance coordination with Civil Engineering (713 CES).

Required system and physical layout

Heating, ventilation, and controls

Provide appropriately sized heat-recovery air-handling equipment, hydronic terminal heating equipment, pumps, valves, dampers, sensors, controls, insulation, electrical connections, and related components needed to satisfy this PWS. Place the primary mechanical equipment and associated controls within the eastern wall-and-ceiling service zone of the main room.

Required canvas air-distribution route

Provide a continuous insulated, flame-resistant canvas air-distribution duct suspended from engineered ceiling supports. The main duct shall begin at the eastern equipment zone, run lengthwise from east to west through the center of the Recreation Center's main room, and terminate at the room's western edge.

At the western end of the main room, the finished bottom of the complete canvas duct, including insulation, attachments, and supports, shall be 14 feet 6 inches above the finished floor. The Contractor may refine duct diameter and support spacing through its design, but shall not change the required route or finished elevation without written Government approval.

Branches and served spaces

Branch the canvas distribution system from the main east-to-west run to serve the occupied side rooms, including the bar and service area, both offices, and both restrooms. Do not extend the distribution system into storage closets or the electrical utility room.

Performance requirements

Design completion and site verification

Before fabrication or installation, verify field dimensions, existing utilities, structural attachment locations, available electrical capacity, access routes, and conditions affecting the work. Complete the design necessary to construct and support the system. Government review or approval of a submittal does not relieve the Contractor of responsibility for accuracy, coordination, safety, or compliance.

Thermal and ventilation performance

Design the permanent system to maintain at least 68 degrees Fahrenheit in occupied spaces under the installation's winter design condition and to supply the outdoor air and circulation needed for the intended room occupancies. Demonstrate capacity through approved calculations, controls testing, and functional performance testing.

Balance each air-distribution branch to within 10 percent of its approved design airflow. The completed system shall operate without objectionable leakage, vibration, or noise and shall permit normal maintenance access to filters, valves, dampers, sensors, and service points.

Demolition, penetrations, and restoration

Remove or modify existing components only as necessary for the approved design. Provide all supports, sleeves, penetrations, firestopping, patching, painting, and finish restoration required for a complete installation. Protect items designated to remain and repair damage caused by the work.

Controls and operator use

Provide automatic controls that permit authorized facility personnel to monitor occupied space temperature, command normal operating modes, and receive basic equipment fault indications.

Controls shall be clearly labeled and arranged so routine operation does not require specialized contractor assistance.

Safety, quality, and coordination

Comply with applicable construction, electrical, mechanical, fire-protection, worker-safety, and installation access requirements. Maintain a Contractor quality-control process covering design coordination, material receipt, concealed work, system startup, testing, correction of deficiencies, and closeout.

Required submittals and closeout

Submit the following in sufficient time for Government review and orderly performance:

- Field-verification report and coordinated design package showing equipment locations, canvas-duct dimensions, the complete east-to-west route, the 14-foot-6-inch western finished elevation, branch locations, structural supports, utilities, and controls.
- Product data, design calculations, and certifications demonstrating that proposed equipment and the canvas distribution material meet the approved design and applicable requirements.
- Construction schedule, phasing and outage plan, site-specific safety plan, and quality-control plan.
- Startup, testing-and-balancing, controls-testing, and functional-performance records.
- Marked-up construction drawings followed by final as-built drawings, operating and maintenance manuals, warranty information, spare-parts list, and operator training.

Government acceptance

The work is complete only when the Government verifies that the following conditions have been met:

- The permanent heating and ventilation system is fully installed, safe, operable, and capable of meeting the thermal and ventilation performance stated in this PWS.
- The canvas air-distribution system follows the required east-to-west main-room route, terminates at the western edge, and has a finished bottom elevation of 14 feet 6 inches above the floor at that location.
- The bar and service area, both offices, and both restrooms receive service; the storage closets and electrical utility room do not.
- Testing, balancing, controls demonstrations, inspections, and required corrections are complete and accepted.
- As-built records, manuals, warranties, and operator training are complete and accepted.

Schedule and need date

READY FOR USE: Target completion, acceptance, and Government use no later than 15 September 2027.

The target date reflects the need for reliable building-wide service before sustained cold-weather operations. The Contractor shall not assume any extension; only the Contracting Officer may change a contractual completion date in writing.

Government-furnished information and access

The Government will provide the existing Recreation Center floor plan for orientation and reasonable access for field verification, subject to installation procedures and facility operations. Existing information is not a substitute for field verification. No Government-furnished equipment is anticipated.

Point of contact

The requiring-activity point of contact is Dr. Hal Emmerich, Chief Facilities Engineer, Civil Engineering (713 CES), DSN 555-0174 (exercise). Contractual questions and all requests to alter scope, route, elevation, price, or schedule shall be directed through the Contracting Officer.

HAL EMMERICH, NH-03, DAF
Chief Facilities Engineer