

COMMAND POST ALL-WEATHER FIRE LANE

Performance Work Statement Summary | FL-27-014 | 20 July 2027

Location / user	North-south corridor between the Recreation Center and Building 100 Fire Emergency Services (713 CES)
Vehicle	Firm-fixed-price SABER task order to Outer Heaven Builders, LLC
Value / completion	\$4,160,000 Government estimate 31 August 2028
FIXED HORIZONTAL CONSTRAINT. Use H-03's north-south alignment: east edge 28 feet west of the Command Post, centerline 40 feet west, and west edge 98 feet east of the Recreation Center. Do not shift it for another project's sitework without a revised fire-protection determination.	

1. Objective

Furnish year-round emergency-vehicle access from the installation roadway to the Command Post west-side fire ingress and fire-protection connection, including maneuvering, drainage, snow operations, and hydrant access.

2. Principal work

- Construct about 700 linear feet of 24-foot-clear lane with prepared subgrade, geotextile, engineered aggregate, shoulders, and approved all-weather surface.
- Clear, excavate, grade, stabilize thaw-sensitive soils, and protect facilities and utilities.
- Install culverts, ditching, erosion controls, markers, and snow-storage transitions while preserving the clear lane.
- Construct the apparatus turning apron and existing-road tie-in; install the hydrant lateral, valves, dry-barrel hydrant, freeze protection, testing, and restoration.
- Provide survey, submittals, quality and safety controls, record drawings, operations data, and closeout.

3. Geometry

Element	Government criterion
Orientation	North-south; west of Building 100 and east of the Recreation Center.
Wall-to-wall reference	150 feet between the Recreation Center east exterior wall and Command Post west exterior wall.
Pavement envelope	24 feet clear; west edge 98 feet east of the Recreation Center; east edge 28 feet west of the Command Post.
Centerline	110 feet east of the Recreation Center east wall and 40 feet west of the Command Post west wall.
Command Post approach	Maintain the approved clear route from the east pavement edge to the designated west-side fire ingress door.
Other sitework	No fixed barrier, storage, snow pile, utility appurtenance, or landscaping may occupy the 24-foot road envelope or apparatus clear zones.

PERFORMANCE AND ACCEPTANCE

Civil, fire-protection, and closeout requirements

4. Performance requirements

Discipline	Minimum result
All-weather access	Engineered surface remains trafficable by the installation's fully loaded apparatus through freeze-thaw, rainfall, and routine snow conditions.
Loading and maneuvering	Roadway, shoulders, culverts, and turning apron support the Government-furnished apparatus loads and turning template in H-03.
Drainage	Positive drainage and culvert capacity prevent ponding, icing, shoulder erosion, and washout at the road and building approach.
Water system	Hydrant and lateral pass flushing, pressure, leakage, disinfection, valve-operation, and identification requirements; dry-barrel configuration is suitable for freezing conditions.
Continuity	Maintain emergency access to occupied facilities and coordinate outages, road ties, and hydrant work with Fire Emergency Services and Base Utilities.
Protection	Locate gates, bollards, security measures, and construction controls so one-person emergency access and required clearances are preserved.

5. Submittals and hold points

- Survey control, final profile and cross sections, geotechnical verification, aggregate sources, culvert schedule, and traffic-control plan before earthwork.
- Apparatus swept-path confirmation, turning-apron layout, hydrant shop drawings, hydraulic verification, freeze-protection details, and outage plan before affected work.
- Preparatory and initial quality-control meetings for earthwork, aggregate placement, drainage, water work, and final apparatus test.
- Government inspection of subgrade, geotextile, each aggregate lift, culvert bedding, lateral pressure test, hydrant operation, and final apparatus run.

6. Governing criteria

Apply UFC 3-600-01, Fire Protection Engineering for Facilities, including the all-weather ground-access and vehicle-access provisions in section 9-1; the latest NFPA 1 provisions incorporated by that UFC for fire-lane dimensions and turnarounds; applicable UFC 3-201-01 civil criteria; and the approved H-04 fire-protection determination. The approved H-03 alignment is a Government requirement, not a contractor-selected means or method.

COORDINATION. The H package intentionally contains no Command Post security-barrier layer. If another Government project affects this corridor, obtain a common overlay before either project relies on its site plan.