

## STATEMENT OF WORK

**Project Title:** Modernize Lighting – Des Moines Airbase Building 101 IA ARNG Ready Building

**Date:** June 4, 2026

This Statement of Work (SOW) outlines the requirements for a complete lighting upgrade project for building 101 at the Des Moines Ready Building for the Iowa Air National Guard, 3100 McKinley Ave Des Moines IA, 50321. The project involves the removal of the current 2'x4' ceiling grid and tiles, and installation of new 2'x2' ceiling grid and tiles in addition to replacing non-LED lighting fixtures to a 2'x2' LED flat panel identified in the lighting specifications attachment. All other light fixtures throughout the facility will require retrofit, such as can lights, storage area hung lighting, and fixed wall mounted to meet specified lumen requirement and 4000K neutral color if applicable. Installation of new, energy-efficient LED lighting fixtures throughout the building includes the replacement of exterior wall packs, entry lights, flagpoles and display lights as applicable. In addition to the lighting upgrade, this project will incorporate lighting controls such as occupancy sensors, dimmer switches, and photocell devices by adding to replacing existing mechanisms, to maximize energy savings and optimize lighting performance. The goal is to reduce energy consumption, lower maintenance costs, and improve lighting quality while maintaining a simplistic approach for users. This work is subject to funding availability and may not be awarded upon receipt of quote.

- **Site Assessment & Verification:** (Recommended, not required) Conduct a thorough assessment to verify the existing fixture count, types, and wiring configurations in all areas and for exterior wall packs plus visual displays if required. This assessment will be used to finalize the materials list and confirm project feasibility and costs. A detailed report including photos and fixture schedule will be provided to the Owner.
- **Fixture Removal:** Carefully remove all existing non-LED lighting fixtures. The contractor is responsible for proper disposal of all removed fixtures in accordance with local, state, and federal regulations (including any hazardous waste disposal requirements.) Contractors will repair, patch or paint, any damage to walls, ceilings, or facility that may occur during replacement.
- **LED Fixture Installation:** Install new LED lighting fixtures. The installation shall include:
  - Mounting fixtures securely to existing structures.

- **System Testing & Commissioning:** After installation, the Contractor shall test all lighting systems *and switching control systems*, if equipped, to ensure proper functionality and compliance with specifications. A final commissioning report will be provided to the Owner. This report will include programming details for all controlled devices if applicable to the owner's project manager.
- **Clean-up:** Thoroughly clean the work areas, removing all debris and materials related to the project daily and upon project completion.

## Materials

- **All materials must meet or exceed local building codes and energy efficiency standards, and comply with Buy America, Build America ACT.**
- **LED Fixtures (Armory):** [Specify type - e.g., 2x4 LED lay-in panels, high bay LED fixtures, etc.] with a color temperature of [Specify Kelvin - e.g., 4000K neutral white]. Minimum efficacy of [Specify Lumens per Watt - e.g., 100 lm/W]. Fixtures must be DLC Premium qualified or equivalent. Specify desired CRI (Color Rendering Index - e.g., 80+ CRI). *Fixtures must be compatible with 0-10V dimming. [see cut sheets for like examples]*
- **LED Fixtures (Motor Vehicle Storage & Auxiliary Unit Storage):** [Specify type - e.g., Vapor-tight LED fixtures, linear LED fixtures, etc.] with a color temperature of [Specify Kelvin - e.g., 4000K neutral white]. Minimum efficacy of [Specify Lumens per Watt - e.g., 100 lm/W]. Fixtures must be DLC Premium qualified or equivalent. Specify desired CRI (Color Rendering Index - e.g., 80+ CRI). These fixtures *must* be suitable for the environment (dust, moisture, potential vehicle fumes). *Fixtures must be compatible with 0-10V dimming. [see cut sheets for like examples]*
- **LED Wall Packs:** [Specify Wattage and Lumen Output] LED wall packs with a color temperature of [Specify Kelvin - e.g., 4000K neutral white]. Fixtures must be DLC Premium qualified or equivalent and rated for outdoor use (wet location). *Fixtures must be compatible with 0-10V dimming. [see cut sheets for like examples]*
- **Occupancy Sensors:** [Specify Type - e.g., Ceiling-mounted, wall-mounted] occupancy sensors with adjustable time delay and sensitivity settings. Sensors shall be compatible with the LED fixtures and dimming system. Specify coverage area.
- **Dimmer Switches:** 0-10V dimming switches for [Specified Areas - e.g., Armory main areas, offices]. Switches shall be compatible with the LED fixtures.

- **Photocell Devices:** Photocells for exterior wall packs to automatically adjust lighting levels based on ambient light.
- **Work Hours:** Work shall be performed from 8:00am-4:30pm normal business hours, or with prior approval for after-hours work with facility occupants.
- The cut sheets are examples only; contractors can utilize their own preferred vendors if the specifications meet the criteria of lighting principles and appearance.

### **Warranty**

- The Contractor shall provide a minimum 1-year warranty on all materials and workmanship, unless equipment warranties dictate different.
- Manufacturer warranties on the LED fixtures and control devices shall be passed through to the Owner.

### **6. Project Management & Communication**

- **Contractor Project Manager:** TBD
- **Owner Project Manager:** [Primary: Luke Krier O: 515-727-3395, M: 712-541-8222, Alternate:
- Regular project status meetings will be held as needed based on identified project schedules to discuss progress, issues, and upcoming tasks.
- All communication shall be documented in writing when change-orders, unforeseen circumstances, or equipment changes are needed that reflect a budgetary change or change to this scope of work. (e.g., email, meeting minutes).