Statement of Work

Upgrades of Life Safety Systems at the J.N. "Ding" Darling NWR Visitor and Education Center and Edyth C. Stokes Administrative Building

GENERAL

A. Work shall be performed at J.N. Ding Darling National Wildlife Refuge, Lee County, Florida. This contract is for the installation, startup, testing, and the successful passing of AHJ inspections of two new addressable fire alarm panels in 2 separate facilities with differing smoke/life safety systems.

B. Prospective bidders are required to visit the site, inspect existing conditions, review work performance requirements, and perform exploratory investigation as may be required to develop accurate proposals. The Refuge address is located below, and this will be the staging area for any scheduled pre-bid site assessments. A schedule for the site visits will be sent to all prospective bidding parties prior to the meeting and this will take a full business day to complete.

J.N. "Ding" Darling NWR
1 Wildlife Drive
Sanibel, FL 33957
Telephone: 239-472-1100

C. Site Security and vehicle access are primary concerns during this project; Contractor shall ensure that site security is not compromised, and vehicle access is not impeded throughout the course of their work. Contractor shall coordinate with the Project Manager on any required closures 24 hours prior to work. At no time shall the site be left unsecured.

D. Any brand or trade names used by USFWS in this bid specifications are for the sole purpose of describing and establishing the standard of quality, performance, or characteristics desired and are not intended to limit or restrict competition.

E. The job site is located on US Government (Dept. of Interior) land and is exempt from Lee County or City of Sanibel building permits.

G. Period of Performance is August 01, 2026 – December 30, 2026

PROJECT SCOPE

The following shall not be considered a definitive narrative of the work, nor shall it identify all materials required to complete the project or be limited by the following descriptions: it will be the Contractor's sole responsibility to survey, design, and construct all work necessary for each component of the project.

- This project location is the J.N. "Ding" Darling National Wildlife Refuge

- The project is the removal and replacement of 2 fire alarm panels that will work seamlessly with the existing smoke detection systems and fire suppression system in 2 separate locations.
- The contractor will provide material samples to the Refuge Manager or Deputy Manager for approval prior to any work to be performed.
- All installed systems shall work with existing detection and suppression systems to meet all minimum requirements as set forth in NFPA 72, NFPA 101, and all local and regional life safety regulatory codes.

1.0 **Visitor and Education Center**

Background: The J.N. "Ding" Darling NWR Visitor and Education Center is currently serviced by a Silent Knight Model 5207 addressable alarm panel and EVAX 25 intercom system. The facility has manual pull stations, visible strobes, and a fire suppression sprinkler system. The government wishes to have the contractor install a new addressable fire alarm panel that will work seamlessly with the existing life safety systems. The scope of work for this project component is as follows below.

Work Specifications

1.1 The contractor shall remove and dispose of the existing Silent Knight Model 5207 including batteries, cabinet, and any other components of this panel system.
1.2 The contractor shall furnish and install a new addressable fire alarm control panel with wireless monitoring capability.
1.3 The vendor shall install a total of 9 new addressable fire alarm zone modules.
1.4 The contractor shall install one new 120V electrical surge protector for the new unit.
1.5 The contractor shall furnish and install a new low voltage surge protector for the new unit.
1.6 The contractor shall furnish and install 2 new 12V 18AmpHour batteries for the new panel unit.
1.7 The contractor shall fully disconnect the existing PA system and leave in place.
1.8 The contractor shall connect the new fire alarm system to the existing wireless network
1.9 The contractor shall provide system programming, testing, and final acceptance.
1.10 The contractor shall coordinate inspections and provide all necessary documentation required by the AHJ (Fire Marshal of Sanibel Island).
1.11 The contractor shall provide all drawings including wiring diagrams or other associated documents with the new panel.

2.0 **Edyth C. Stokes Administrative Building**

Background: The J.N. "Ding" Darling NWR's Edyth C. Stokes Administrative building currently houses government employees necessary for the day-to-day operations of the wildlife refuge. The facility is currently serviced by a Honeywell Fire Lite Model MS-9200UDLS Addressable Fire Alarm Control Panel. This panel works with the facilities current fire detection system, individual

smoke detectors in each office and located throughout the facility (photos provided of smoke detectors) and notification systems (manual fire alarm pulls and strobe lights)

Work Specifications

2.1 The contractor shall remove and dispose of the existing Honeywell Fire-Lite Alarm, Model MS-9200UDLS Addressable Fire Alarm Control Panel, including batteries, cabinet, and any other components of this panel system.

2.2 The contractor shall install a new addressable fire alarm control panel with fully wireless monitoring capability.

2.3 The contractor shall install one new 120V electrical surge protector

2.4 The contractor shall furnish and install one new low voltage surge protector.

2.5 The contractor shall furnish and install two new 12V 18AmpHour batteries for the panel.

2.6 The contractor shall connect the new fire system to the existing wireless network.

2.7 The contractor shall fully integrate and connect the existing notification components of the facility to the new addressable fire alarm panel.

2.8 The contractor shall provide all associated drawings, manuals, warranty information, and other relevant documents for the project.

2.9 The contractor shall test system for programming, operation and communication ability.

2.10 The contractor shall coordinate inspections and provide all necessary documentation required by the AHJ (Fire Marshal of Sanibel Island).

Miscellaneous

1) Provide all manufacturers' warranty documentation, addressable fire alarm control panel operation literature, and instructions on programming options.
2) Contractor will provide refuge Contracting Representative and maintenance staff with basic operational walk-through of new addressable panels.

WARRANTY

Contractor shall provide the following:

The Contracting party shall furnish and install all new materials and equipment and **guarantee all materials, equipment, and workmanship for a period of one year from the date of acceptance**, and shall rectify free of charge any deficiencies which appear during this time.

Locality Map

Photos of Existing Life Safety Systems

Photo 1. Existing layout of addressable alarm panel in the Edyth C. Stokes Administrative Building

Photo 2. Detailed photo of existing panel in administration building to highlight model number.

Photo 3. Existing smoke detector found in administration building for reference.

Photo 4. Example hand pull station at the administrative building.

Photo 5. Example of wall mounted strobe in administration building.

Photo 6. Example of ceiling mounted strobe in administration building.

Photo 7. Addressable alarm panel as existing in the Visitor and Education Center.

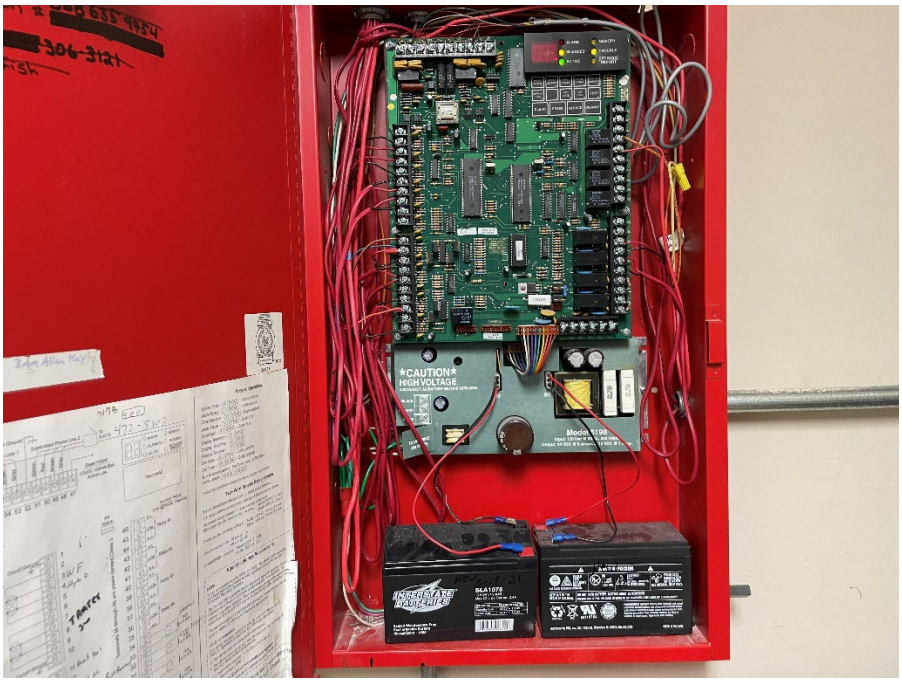

Photo 8. Inside of Silent Knight alarm panel in Visitor and Education Center for reference.

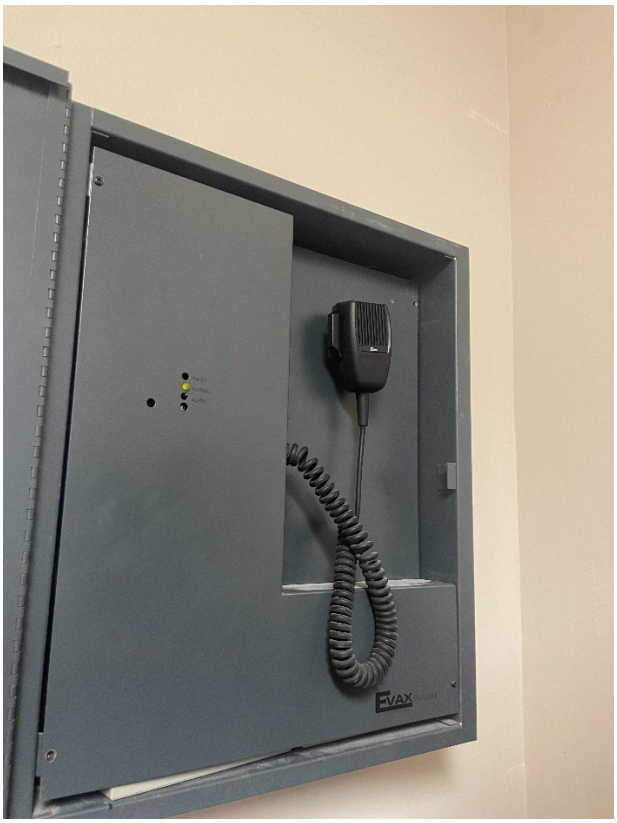

Photo 9. Reference photograph of existing Evax 25 PA system. This shall remain but must work with new system installed in the Visitor and Education Center.

Attachment A - Technical Requirements and Acceptance Criteria

1. Scope Overview

This Technical Requirements & Acceptance Criteria Attachment defines the mandatory performance standards, testing requirements, installation procedures, documentation deliverables, and acceptance criteria for the replacement of fire alarm control panels at the Visitor & Education Center and the Edyth C. Stokes Administrative Building.

2. Applicable Codes and Standards

All work shall comply with NFPA 72, NFPA 70, NFPA 101, AHJ requirements, and manufacturer specifications.

Acceptance Criteria

Zero code-related deficiencies during AHJ inspection; installation conforms fully to all standards.

3. System Compatibility Requirements

New systems must be fully compatible with existing smoke detectors, pull stations, notification appliances, fire suppression system, and the EVAX-25 PA system.

Acceptance Criteria

Full system annunciation and correct device supervision confirmed during testing.

4. Submittal Requirements (Pre-Installation)

Contractor shall submit equipment model lists, riser diagrams, wiring diagrams, testing plans, integration plans, and sequence of operations.

Acceptance Criteria

COR approval required prior to procurement; all documents must accurately reflect equipment to be installed.

5. Installation Requirements

Contractor shall remove existing equipment, install new addressable fire alarm control panels, surge protection, batteries, and addressable modules.

Acceptance Criteria

System operates with no ground faults or trouble conditions; wiring and terminations are clean and properly labeled.

6. Communications / Monitoring Requirements

Contractor shall provide all required communication pathways for monitoring and panel programming access.

Acceptance Criteria

72-hour communication stability test completed with zero failures.

7. Programming Requirements

All addressable points, annunciation logic, supervisory conditions, and EVAX integration shall be fully programmed with correct labeling.

Acceptance Criteria

All events report within 5 seconds and point list matches installed configuration.

8. Testing and Commissioning

100% device testing, notification testing, voice/PA testing, and scenario-based testing shall be performed.

Acceptance Criteria

No more than 5% initial device failures; all corrected prior to final acceptance; audibility levels meet NFPA requirements.

9. Documentation Deliverables

Contractor shall provide as-built drawings, programming backups, point lists, test reports, warranty documents, and AHJ approval records.

Acceptance Criteria

Documentation must be complete, accurate, and reflect actual installed conditions.

10. Training Requirements

Contractor shall provide on-site training for facility staff covering alarm reset, troubleshooting, and PA/voice system operation.

Acceptance Criteria

Staff successfully demonstrate system operation; attendance sheet submitted.

11. Final Acceptance Requirements

System accepted when all tests pass, documentation is submitted, AHJ approval is received, and system operates without faults for seven consecutive days.