Statement of Work

BUILDING 1047 BOILER REPLACEMENT 2026

PROJECT LOCATION

New Mexico Air National Guard
2251 Air Guard Drive S.E.
Kirtland AFB, NM 87117

WORK REQUEST

202600744

PROJECT

MHMV262100

Statement of Work
1047 BOILER REPLACEMENT 2026

1. **Scope of Work**: The work covered by this specification consists of furnishing all labor, equipment and material and performing all work to accomplish at a minimum what is described in paragraph 7 (PRINCIPAL FEATURES) - from proper sizing, demolition to installation and manufacturer requirements.

   The Contractor is encouraged to propose their most cost-efficient solution to best meet the requirements of the Statement of Work.

2. All construction shall be in strict accordance with the Statement of Work, preliminary drawings and subject to the terms and conditions of the awarded contract. Contractors will field verify all dimensions and existing utilities. Government estimates *180 calendar days* for completion of this project.

3. **Location**: The work is to be accomplished on the New Mexico Air National Guard complex located at Kirtland AFB.

4. **Work Week**: The contractor shall do all coordination and work during the regular work week being observed by the 150th Civil Engineer Squadron, which is 6:30 am to 5:00 pm, Monday through Friday. Any deviation from this schedule will require 24 hours advance notice and approval of the Contracting Officer.

5. **MILITARY INSTALLATION REQUIREMENTS**:

   A. The Contractor is responsible for the collection and disposal of all debris, rubble, residue and waste material generated in the performance of work under this contract. All such materials shall be disposed of at an off-base landfill by the CONTRACTOR or location specified by USAF Engineering personnel. The CONTRACTOR is not permitted to deposit any such materials in base trash collection containers or at any on base location without prior approval of the Contracting Officer.

   B. Hazardous Materials: Materials classified as hazardous by US environmental rules, regulations, or laws, shall be handled and processed for disposal in accordance with those rules, regulations, or laws. The CONTRACTOR is responsible for all such materials that are residue from CONTRACTOR furnished supplies and materials which were brought to the job site by the CONTRACTOR, and for any such materials identified herein.

C. The CONTRACTOR shall coordinate the work of subcontractors and shall ensure the coordination of the work between the various trades. In many instances the contract drawings indicate only the general location and arrangement of equipment, fixtures, piping, conduit, or outlets and may not in all cases show, identify or detail all materials or components that are necessary, usual and customary for proper installation, connection or attachment. The CONTRACTOR shall study, examine, and evaluate the existing plans on file at the 150th CES office to establish the work, coordination, or materials required and necessary to provide a complete product in the usual and customary manner, and shall provide for all such requirements as though expressly detailed herein or on the drawings.

6. **WORKPLACE SAFETY**: The Contractor is responsible for the safety of his workers and the safety of all personnel with the 150th Air National Guard. Contractor to meet all of the most recent safety codes and regulations at all times. Care should be taken with all vehicles both when backing (using a spotter to watch for obstructions and personnel) and in the performance of all work. Care shall be taken both during work hours cordoning the work site and securing the work site at the end of each workday. The Contractor shall provide, in writing, a comprehensive safety plan for the Contracting Officer upon the commencement of work. The Contracting Officer's Representative (COR) reserves the right to halt progress of work if unsafe workplace practices are found and until they are addressed to his satisfaction. Random inspections by the 150th SOW Ground Safety will be conducted.

7. **PRINCIPAL FEATURES**: The work covered by this contract includes, but is not limited to the following:

BUILDING 1047 BOILER (2) REPLACEMENT:

A. DEMOLITION:
   1) Remove and replace two existing boilers in building 1047. Demo all existing Boiler Mechanical equipment, insulation, valves, gauges, electrical to boiler, expansion tank, Air Separator, reducing valve, venting and other items as necessary for the installation of the new boiler.
   2) Disconnect gas and water piping as necessary to re-route to new boiler unit. Replace with new material from the nearest union to accommodate new boiler install.

3) Remove and replace existing gas meter and gas regulator. Replace piping from the nearest union coming from the ground and or building.

B. INSTALLATION:

1) Provide and install two new high-efficiency boilers. Contractor to replace two existing *AJAX* boilers with new highly efficient *LOCHINVAR* boilers. New boilers will be 90% efficient or above. Contractor is responsible for properly sizing the new boilers to handle the input/capacity of the existing building and system.
2) The BOILER shall operate at altitudes up to 5,500 feet above sea level without additional parts, adjustments or cost to the Government.
3) Re-route and install new venting to align with new boiler installation. Install new venting per manufacturer's instructions.
4) Install new piping as needed for the installation of the new boilers. Insulate all new piping, insulate existing piping if appropriate.
5) Where more than one piping system material is specified, provide compatible system components and joints. Use non-conducting dielectric connections whenever joining.
6) Provide and install new expansion tank to match the capacity of the existing expansion tank.
7) Provide and install new air separator. Match capacity of the existing air separator.
8) Provide and install new electrical devices for a fully functional system per manufacturer's specifications. Electrical devices shall comply with manufacture recommendations and shall communicate with Air National Guard DDC.
9) Connect all existing gas and water connections to new boiler unit.
10) Provide new isolation valves, control check valves, reducing valves, pressure gauges and temperature gauges. Also replace four existing pressure gauges that monitor the existing house pumps.
11) Provide and install proper support for piping and equipment if applicable. Ensure all supports meet current code, industry standards and manufacturers' recommendations.
12) Provide and install new gas meter, regulator, and piping from wall or ground penetration to the new unit. Gas piping to have a valve installed to isolate units when needed. Gas fittings will be soaped and tested to ensure no leaks. All gas piping will be installed according to manufacturer instructions and latest National Fuel Gas Code (NFGC). Support new gas piping in accordance with the current NFGC and manufacturer installation instructions.
13) Pre-construction test and balance and post inspection test and balance on boiler hydronic system.

14) Replace pressure reducing valve for make-up water, and setup make-up for proper application of the new boilers.
15) Re-connect all the existing Direct Digital Controls and upgrade the front end with new graphics and optimizations complete.
16) Provide Polypropylene Glycol water treatment for complete Hydronic system. Polypropylene glycol shall be a minimum of 30% concentration in the complete hydronic system.
17) The BOILER shall be suitable for use with polypropylene glycol, up to 50% concentration.
18) Label Piping per ANSI/ASME 13.1 pipe identification.
19) After boiler installation is completed, the manufacturer shall provide the services of a field representative for starting the unit and training the operator at no additional costs. A factory-approved and authorized start-up report shall be submitted to the customer/user at the time of start-up. Provide training for the new boilers by the manufacturer or licensed dealer.

8. **QUALITY CONTROL**: The contractor will develop and implement a quality control plan specific to this contract effort. Provide, for acceptance by the Contracting Officer, a Construction QC Plan submitted in a three-ring binder that includes a table of contents, with major sections identified with tabs, with pages numbered sequentially, and that documents the proposed methods and responsibilities for accomplishing activities during the construction of the project. Contractor's operational plan for accomplishing and reviewing work controls, fabrication controls, certifications, and documentation of quality control operations, inspections, and test records, including those for subcontractors. Furnish legible copies of the test and inspection records to the Contracting Officer. Ensure records cover work placement traceable to the contract schedule, specifications and drawings, and are verifiable.

9. **OPERATION & MAINTENACNCE MANUALS**: The contractor will submit all equipment manuals ensuring that they contain at a minimum the operating procedures, maintenance procedures, cut sheets, parts list, warranties, and detailed drawings for all equipment installed. A troubleshooting guide shall be included. The content of the manuals will be approved by the COR. Contractor will provide (3) hard copy sets of warranties and manuals to the COR before the contract is considered complete.

10. **TRAINING**: Contractor will schedule and coordinate all training with the COR prior to the end of the project. The contractor will submit the Operation and Maintenance manuals prior to the training session. The contractor will ensure that the training session is recorded. The contractor will provide a training session sign-in sheet and copy of the training session as part of the project close-out package.

11. **TESTING**: All equipment and product testing conducted during the course of construction is the responsibility of the contractor. The contractor shall ensure the testing procedures comply with manufacturers recommendations and be conducted by a manufacturer Representative when required. The contractor will review the final test reports with the COR prior to the acceptance/rejection of the work. A copy of all start-up/testing reports will be submitted to the COR.

12. **WORK PLANNING**: The contractor shall submit to the Contracting Officer or COR for approval, a weekly work plan schedule at least three days prior to schedule work. All base passes will be coordinated with the COR (3) days prior to needing access to the work site. Any delays to the contract due to poor coordination is the responsibility of the contractor. One set of the complete redline drawings shall be submitted at the completion of the project.

13. **REDLINE DRAWINGS**: Redline field drawings are required for the Boiler Replacement work. The contractor shall maintain a set of redline drawings on the job during construction. The field redline drawings will be submitted to the COR as part of the project close-out package. Redline drawings are required for final acceptance.

14. **DISPOSITION OF NONSALVABLE MATERIALS:** Any waste generated by the contractor is the responsibility of the contractor and will not be left on government property but will be dumped in an approved landfill.

15. Upon completion of work, contractor will notify the Contracting Officer' and COR for final inspection.

16. All surplus government material generated as a result of construction and or maintenance is the property of the government. Its disposition will be determined as directed by the Contracting Officer.

17. All warranty and accompanying documentation will be turned over to the Contracting Officer.