STATEMENT OF WORK
NEW SOLAR-POWERED LED STREET LIGHTING SYSTEM
BUREAU OF INDIAN AFFAIRS/BUREAU OF INDIAN EDUCATION
CHINLE, ARIZONA
APRIL 2026

A. INTRODUCTION

The Project is for the Bureau of Indian Affairs (BIA) and Bureau of Indian Education (BIE) on the Arizona Navajo Central Agency administrative area. The site is in Chinle, Arizona along Navajo Route 7 about two (2) miles east of US Highway 191. The facility is committed to providing a safe, functional, and compliant environment for its staff. This project consists of the replacement of existing street lighting and furnishing and installing seventeen (17) new solar-powered commercial LED street lighting system installed on the site.

B. PURPOSE & OBJECTIVE

The purpose of this project is to replace the existing campus lighting with a new solar-powered street lighting system around the BIA/BIE Chinle administration campus. The current lighting system is nonfunctional and requires replacement with a new solar-powered street lighting system. The successful contractor shall ensure compliance with all applicable BIA/BIE safety codes, life safety standards, and operational guidelines. The objective is to achieve a fully operational solar-powered street lighting system that meet or exceeds performance requirements for solar-powered streeting commercial LED lighting systems.

The successful vendor shall be responsible for providing all equipment, installation, manpower, accessories, and material in accordance with this SOW to provide a complete and satisfactorily operational solar street lighting system. The vendor shall coordinate the features of all materials and equipment, so they form an integrated system, with components and interconnections matched for optimum performance at each location.

C. SCOPE

The contractor shall conduct a site visit to verify existing conditions and take measurements.
The contractor shall furnish all labor, materials, equipment, and supervision necessary to:

1. Demolition:
   - Safely disconnect and remove nonfunctional components.
   - Transport all debris and non-reusable materials to an approved EPA landfill.
   - Seal all penetrations and ensure watertight integrity.
2. Replace all necessary components, ensuring compliance with manufacturer specifications and operational standards.
3. Conduct system startup, performance evaluation, and functional testing to confirm full operational readiness and Staff training on the operation and maintenance of the system.
4. Clean and restore work areas, ensuring minimal disruption to the facility's operations.

The Contractor shall furnish all supervision, materials, equipment, and personnel necessary to manage and accomplish the work. The Contractor shall provide sufficient technical support and project management to assure quality, accuracy of estimates, accommodate several concurrent "active" projects, and provide flexibility of staff. Additionally, the Government will rely on the Contractor's expertise in recognizing and addressing problematic issues and successful execution. It is the Government's expectation that work executed against this order shall exhibit superior quality, responsiveness, and customer service.
The Contractor's work responsibility shall include all planning, administration, supervision,

coordination and safety management necessary to provide all work as specified. The work shall be conducted by the Contractor in strict accordance with the contract and all applicable Tribal, Federal, State, and local laws, regulations, codes or directives as applicable. The Contractor shall ensure that all work provided meets or exceeds critical reliability rates or tolerances specified or included in applicable documents.
The following general work requirements shall also apply:

- It shall be the sole responsibility of the Contractor prior to bidding, to conduct field verification of actual equipment, dimensions, materials, and all existing conditions shall be the sole responsibility of the Contractor.
- Field verifies all existing conditions, utilities, dimensions and clearances impacted by the work.
- Notify the Facility Manager and COR of any deficiencies or other conditions encountered.
- Coordinate work with applicable codes and school requirements.
- Contractors is required to sign in at the work site during normal hours. The Contractor shall notify Security when they leave for the day.
- The Contractor shall provide all labor and materials required to complete the work.
- All waste materials shall be removed and disposed of in a manner as specified by local, State and Federal regulations.

D. MILESTONES

The Contractor will provide the COR within ten business days from the Notice to Proceed (NTP) a detailed work schedule outlining how the contractor will meet the conditions of this contract and identify key milestones.

E. GOVERNMENT- FURNISHED RESOURCES

The contractor can request with approval and coordination of the COR a request for facility's staff to assist with access to site areas and coordination of as-built development.

F. TASK IDENTIFICATION

Contractor will provide all material, equipment and labor to complete the following tasks:

1. Install seventeen (17) new solar-powered commercial LED street lighting fixtures.
    a. Ten (10) new fixtures will require the construction of a new concrete base foundation with anchor bolts.
    b. Seven (7) new fixtures will use the existing concrete bases.
    c. Poles shall be a minimum of 3ft down into the ground
    d. Solar light and pole structures shall withstand 90mph winds.

Apply and install all items in accordance with manufacturer's written instructions. Refer conflicts between the manufacturer's instructions and the contract documents to the COR for resolution. Provide submittals and manufacturers installation instructions to the COR with submittals prior to commencing installation of any item. Installation of the item will not be allowed to proceed until the submittals are received and approved by the COR. Failure to furnish these submittals is a cause for rejection of the material. All items that require access, such as for operating, cleaning,

servicing, maintenance, and calibration, shall be easily and safely accessible. Prior to commencing installation work, conflicts between this requirement and contract documents to the CO and COR for resolution. Failure of the Contractor to resolve or point out any issues will result in the Contractor correcting such issues at no additional cost or delay to the Government.

Complete coordination/shop drawings shall be required in accordance with Paragraph, PRODUCT DATA AND SUBMITTALS. Construction work shall not start on any system until the submittals, safety plans, and coordination/shop drawings have been approved by COR.

CONTRACTOR SHALL:

1. Conduct operational testing to verify system performance and address any deficiencies to achieve full compliance with solar powered commercial LED lighting system standards.
2. Obtain all materials and permits
   The contractor shall ensure that all materials necessary to perform this statement of work are on hand or readily accessible as to not delay the project prior to commencement of work. The contractor shall also ensure that all work permits, licenses, bonds, accident prevention plan, scheduled of products used and safety data sheets are provided (and approved) prior to beginning construction.
3. Provide a work breakdown schedule (WBS)
   Contractor shall provide the COR within ten business days of the Notice to Proceed (NTP) with a detailed work schedule outlining how the contractor will meet the conditions of this contract.
4. Demolish existing poles and foundation
   The contractor is to verify with school that asbestos is not present before the start of work. If asbestos is encountered the contractor shall inform the COR.

   The contractor shall provide all necessary materials, expertise and labor to perform the removal of nonfunctional components. Properly recover of refrigerants per EPA standards. Transportation of all debris and non-reusable materials to an approved EPA landfill. All roof penetrations are to be sealed and ensure watertight integrity.

   Maintenance personnel shall not be disturbed in any way. Contractor is to confine the work to the immediate area concerned; maintain cleanliness and wet down demolished materials to eliminate dust. Debris accumulated in the area to the detriment of plant operation is prohibited. Perform all flame cutting to maintain the fire safety integrity of this facility. Contractor to employ fire watch and ensure no flammable gases are stored at Maintenance Facility Adequate fire extinguishing facilities shall be available at all times. Perform all work in accordance with recognized fire protection standards. Inspection will be made by personnel of the Support Services Division, and the Contractor shall follow all directives of the COR with regard to rigging, safety, fire safety, and maintenance of operations.

   Unless specified otherwise, all piping, wiring, conduits, hardware and other devices associated with the equipment not re-used in the new work shall be completely removed from Government property. This includes all concrete pads, pipe, valves, fittings, insulation, and all hangers including the top connection and any fastenings to building

structural systems. All openings shall be sealed after removal of equipment, pipes, ducts, and other penetrations in roof, walls, floors, in an approved manner and in accordance with contract documents where specifically covered. Structural integrity of the building system shall be maintained. Reference shall also be made to the contract documents of the other disciplines in the project for additional facilities to be demolished or handled. LOTO (Lockout tag out) practices shall be employed for safety.

The Contractor shall remove all other material and equipment, devices and demolition debris under these contract documents. Such material shall be removed from Government property expeditiously and shall not be allowed to accumulate.

5. Installation:
   Provide an All In One-solar powered commercial LED street lighting system with pole base (foundation) where required with design, procurement, erection, testing, commissioning and comprehensive operation and maintenance documentation and staff training.
6. Recharge and Testing:
   Recharge systems with required refrigerants and verify leak-free operation. Conduct system startup, performance evaluation, and functional testing to confirm full operational readiness.
7. Cleanup and Restoration:
   Clean and restore work areas, ensuring minimal disruption to the facility's operations. Maintain a clean work environment and properly dispose of all waste materials.
8. Conduct Punch List Walk Through
   Contractor shall conduct a pre-punch list prior to conducting a joint punch list walk through with the COR. Contractor is to correct all deficiencies to the satisfaction of COR.
9. Change Orders
   The change orders request shall be forwarded to the Contracting Officer by memorandum outlining the need and a justification for the change order. Upon receipt of a change order request, the Contracting Officer will request a cost proposal from the Contractor. All cost proposals shall be in detail and itemized, showing price breakdown in sufficient detail to permit an analysis of cost for material, labor, equipment, hours, taxes, insurance, bonds, overhead costs, profit, and complete description of work involved in the change order, including any time extension.
10. Provide Training
    a. Provide services of the Manufacturer's Representative for one day to instruct Authority, Custodian and Maintenance Representative in the operation and maintenance of new solar powered commercial LED street lighting system.
    b. Schedule training with Facility Maintenance Staff and provide at least 4-day notice to Facility Maintenance Department of the training date.

EQUIPMENT STANDARDS

- No changes/substitutions/modifications to the list of equipment provided in the proposal may be made without approval.
- New original equipment from the manufacturer (less than 1 year from date of manufacture) shall be without blemish or defect. No used or refurbished equipment or parts will be accepted.

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EXECUTION OF WORK AT SITE

a. Upon receipt of Notice to Proceed (NTP) the Contractor shall survey the existing site conditions and agree with the COR to a phasing plan. In no event shall the work interfere with the operations of the normal working hours.
b. The Contractor shall promptly notify the Contracting Officer, in writing, of subsurface or any physical conditions different from those indicated in this contract or unknown unusual physical conditions at the site before proceeding with the work.
c. The Contractor shall make sure that all the working personnel shall be well trained & equipped to carry out the job.
d. The Contractor shall have limited access on the compound only to the areas designated for the project. The Contractor shall be responsible for safeguarding all materials and equipment required for the work.
e. It shall be the contractor's responsibility to protect and keep the surrounding work area clean and free from spills & debris. Contractor's responsibility shall include traffic control; fall protection; deliveries; notifications/filings; permits, control measures on dust, noise, contamination; general ground/soil restoration; daily & final site cleanup; housekeeping; trash/debris disposal. All costs to repair, patch, finish, replace and fixes shall be the responsibility of the contractor and will warrant no time extensions or contract modifications.
f. The Contractor shall make sure that working space is kept free of safety hazards.
g. The work is to be completed in a safe manner with OSHA rules and regulations. Including the use of proper PPE (personal protective equipment). And provide the school with SDS (Safety Data Sheet) sheets as required. Any discoveries of hazardous and contaminated materials shall be reported immediately.
h. The Contractor shall comply with the school's security procedures and policies.
i. Any rework due to contractor fault should be promptly rectified by contractor at no additional cost to the Government.
j. The contractor shall partake in inspection and punch list walk throughs with school (or appointee of school) and rectify identified deficiencies promptly.

PRODUCT DATA AND SUBMITTALS

Provide manufacturer's certification that products comply with referenced standards.
Submit complete phasing plan/schedule with manpower levels prior to commencing work. The phasing plan shall be detailed enough to provide milestones in the process that can be verified. Contractor shall make all necessary field measurements and investigations to assure that the equipment and assemblies will meet contract requirements, and all equipment that requires regular maintenance, calibration, etc. are accessible from the floor or permanent work platform.

If at any time during the project, it is found that any item does not meet the Statement of Work and there was no variance approval, the contractor shall correct such deficiencies at no additional cost or time to the Government even if a submittal was approved.

- No equipment shall be fabricated or delivered until the receipt of approved shop drawings from the COR or approved representative.

DRAWING SUBMISSION

Equipment manufacturers shall provide the following information with each shop drawing/product data submission:

1) Dimensioned arrangement drawings for each piece of equipment including a plan and elevation view of the assembled unit with overall dimensions, lift points, unit shipping split locations and dimensions, installation and operating weights, and installation, operation, and service clearances.
2) All electrical, piping, and ductwork requirements, including sizes, connection locations, and connection method recommendations.
3) Each component of the unit shall be identified, and mechanical specifications shall be provided for the unit and accessories describing construction, components, and options.
4) All performance data, including capacities, and airside and waterside pressure drops, for components.

CONTRACTOR FIELD QUALITY CONTROL

The Contractor shall develop a Quality Control Plan (QCP) and maintain an effective quality control program to ensure services are performed in accordance with the contract and this SOW. The Contractor shall develop and implement procedures to identify, prevent, and ensure non-recurrence of defective services. The Contractor's QCP is the means by which he assures that his work complies with the requirements of the contract.

The Contracting Officer may notify the Contractor of required modifications to the plan during the period of performance. The Contractor then shall coordinate suggested modifications and obtain acceptance of the plan by the COR. Any modifications to the program during the period of performance shall be provided to the COR for review no later than 10 business days prior to effective date of the change. The QCP shall be subject to the Governments review and approval. The Government may find the QCP "unacceptable" whenever the Contractors procedures do not accomplish quality control objective(s). The Contractor shall revise the QCP within 10 business days from receipt of notice that QCP is found "unacceptable."

MANUFACTURE'S FIELD SERVICES

Manufacturer's representative shall provide technical assistance and guidance for installation. The quality of all work shall be the responsibility of the Contractor. Sufficient inspections and tests of all items of work, including that of subcontractors, to ensure conformance to applicable specifications and drawings with respect to the quality of materials, workmanship, construction, finish, functional performance, and identification shall be performed on a continuing basis.

INTERDISCIPLINARY PRE-START-UP AND START-UP TESTS

The Contractor shall conduct interdisciplinary pre-start up and start up tests as per the manufacturer's start up procedures. Contractor shall submit signed start up affidavit signed by the factory authorized service representative indicating that all of the manufacturer's pre-start up and start up procedures have been successfully completed.

FUNCTIONAL PERFORMANCE TESTS

Contractor shall submit signed functional performance testing affidavit signed by the factory authorized service representative indicating that all of the manufacturer's functional performance tests have been successfully completed.

OMISSIONS

Omissions from the drawings or specifications or the misdescription of details of work which are manifestly necessary to carry out the intent of the drawings and specifications, or which are customarily performed, shall not relieve the Contractor from performing such omitted or misdescribed details of the work but they shall be performed as if fully and correctly set forth and described in the drawings and specifications.

G. SCHEDULE

The period of performance for this project is 120 days from the date of the Notice to Proceed.

Work shall be done during normal business hours, Monday-Friday.

H. CONTRACT ADMINISTRATION

The contractor shall not perform work that is outside the SOW (included) unless directed in writing by the Contracting Office (CO). Any work done by the Contractor outside the SOW without direction from the Contracting Officer will be at the Contractor's own risk.

The CO shall provide a Notice to Proceed (NTP) to begin performance of work after the contract has been awarded. The COR shall coordinate schedule for each phase, approve technical submittals, inspect work, monitor progress, accept completed work, review invoices, review change orders, and issue/receive Government Furnished Items. The COR has the authority to direct the Contractor to stop performance of work if unsafe work conditions are observed with approval from the CO.

I. PROJECT DELIVERABLES

Contractor will provide the COR all appropriate Original Equipment Manufacturer (OEM) and user manuals for new solar powered commercial LED lighting system.

- Warranty for equipment
- Installation and operating manuals for each new solar powered commercial LED lighting system
- Shop drawings and wiring diagrams
- System Commissioning documents
- Training Material
- Equipment Preventive maintenance schedule

J. WARRANTY

The contractor shall provide a comprehensive warranty that covers a period of one year from substantial completion. This warranty cover all parts, labor, shipping, and expenses, such that no additional cost is incurred by the school for warranty work.

K. TRIBAL TAXES, REQUIREMENTS AND/OR RESTRICTIONS

Contractor is responsible for contacting the appropriate TERO office for coordination and approvals. Office of Navajo Nation Labor Relations Phone: 928-871-6800 or at https://www.tax.navajo-nsn.gov/

L. CLOSEOUT REQIREMENTS

a) As requisite for final payment, the Contractor shall provide to the BIE's Contracting Officer and its COR the following: Release of Claims and Warranty documentation.
b) Specified quantities of extra/spare materials for each of the different materials, products used.
c) Record of maintenance training, a dated sign-in sheet(s) with signatures is acceptable.
d) Documentation shall include all certified payroll reports and release of claims.

M. CODES AND STANDARDS

The Contractor shall provide a multi-disciplined team to furnish the services required to complete the work. Each responsible team member shall be knowledgeable of and provide work in compliance with the most current editions of all applicable codes, standards, and guidelines as adopted by BIA.

National Fire Protection Association (NFPA):

- NFPA 70: National Electrical Code

International Mechanical Code (IMC):

- Applicable sections for solar powered commercial LED street lighting equipment and system installations.

Occupational Safety and Health Administration (OSHA):

- Guidelines for worker safety and health.

Others

- EPA - Tribal, State, Federal Regulations
- Value Engineering DOI OMB Circular A-131

Where applicable, the Contractor shall adhere to all federal and State statutes pertaining to archaeological, historical, and environmental clearances which may affect this project. Strict adherence to the National Environmental Protection Act (NEPA) and the National Historic Preservation Act (NHPA), Section 106, will be mandatory.

The Contractor shall follow all applicable environmental laws.

DEFINITIONS AND ACRONYMS

The following specifications/guidelines shall be utilized in the work described. Definitions and Acronyms:

- "ADAABAAG" means "Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines"
- "A/E" refers to the Architectural and/or Engineering firm.
- "AHJ" refers to the Authority Having Jurisdiction "BIA" refers to the Bureau of Indian Affairs. "BIE" refers to the Bureau of Indian Education. "CO" refers to the BIA or BIE Contracting Officer.
- "COR" refers to the Contracting Officer's Representative.
- "Design Handbook" refers to the current edition of the BIA School Facilities Design Handbook.
- "DOI" refers to the U.S. Dept. of the Interior.
- "DSRM" refers to the "Division of Safety and Risk Management," which is the AHJ and located in Albuquerque, NM.
- RTU refers to Roof Top Unit

End of Statement of Work