Big South Fork National River and Recreation Area

Oneida, TN

Statement of Work

"Cyclic Replacement of 4 BISO HVAC Systems"

March 24, 2026

NATIONAL PARK SERVICE
INTERIOR REGION 2, SOUTH ATLANTIC GULF
NORTH MAJOR ACQUISITION BUYING OFFICE

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1. BACKGROUND:

Big South Fork National River and Recreation Area (BISO) is located along the eastern portion of the border separating Kentucky and Tennessee and encompasses approximately 125,000 acres of federally managed land. The park preserves and protects natural and cultural resources while providing a wide range of recreational opportunities for the public.

This project consists of the cyclic replacement and installation of Heating, Ventilation, and Air Conditioning (HVAC) systems at multiple administrative facilities within the park. The work includes a combination of packaged and split-system units serving office spaces and dedicated IT rooms.

The purpose of this project is to replace aging and failing HVAC equipment with new systems of similar capacity and configuration to ensure reliable operation, maintain appropriate environmental conditions for staff and equipment, and reduce maintenance requirements. Work will occur at multiple locations with varying site conditions and system configurations.

2. PROJECT IDENTIFIERS:

PMIS NUMBER: 336936A

PROJECT TITLE: "Perform Cyclic Replacement of the HVAC Units in 4 BISO Buildings"

3. PLACE OF PERFORMANCE:

- **Kentucky Ranger Station:** 300 Wilburn K Ross Road, Stearns, KY 42647
- **Park Headquarters:** 4564 Leatherwood Road, Oneida, TN 37841
- **Bandy Creek Facilities Complex (PM Building):** 147 Stable Road, Oneida, TN 37841

4. PERIOD OF PERFORMANCE:

The contractor shall have no more than 45 calendar days to complete all required taskings once the offeror receives the notice to proceed, with the only exceptions being unforeseen events beyond the contractor's control and/or delays that are caused by the National Park Service. Work is anticipated to occur between July and August, subject to coordination with the CO/COR.

5. SCOPE:

The National Park Service, Big South Fork National River and Recreation Area, will contract the replacement and installation of HVAC systems and associated components at designated park facilities. The contractor shall furnish all labor, materials, equipment, and supervision necessary to complete the work as described in this Statement of Work.

Work includes the removal and replacement of existing HVAC systems and the installation of new systems, including packaged units and split-system heat pumps. The contractor shall provide complete and fully functional systems, including all required electrical connections, refrigerant line sets, condensate drainage, and sealing of penetrations.

All work shall be completed in accordance with applicable codes, manufacturer requirements, and accepted industry standards.

6. TASK:

The contractor shall furnish all labor, materials, equipment, and supervision necessary to remove, replace, and install HVAC systems at the specified locations, including one packaged gas/electric unit, multiple split-system heat pumps serving office and IT spaces, and all associated electrical, refrigerant, condensate, and system components required to deliver complete, tested, and fully operational systems.

<u>Kentucky Ranger Station: Package Unit</u>

- The contractor shall remove one existing packaged HVAC unit, including associated electrical disconnect, conduit, wiring, and connections.
- The contractor shall furnish and install one new 4-ton packaged gas/electric HVAC unit.
- The unit shall be natural gas heat with electric cooling and a minimum of 14 SEER efficiency or current DOE minimum.
- The unit shall operate on existing electrical service and use R-410A or current industry standard refrigerant.
- The contractor shall install the unit on the existing concrete pad. The pad is in good condition; contractor shall verify its level.
- The contractor shall supply and install a new exterior service disconnect properly rated for the unit.
- The contractor shall furnish and install new conduit and wiring from the unit to the disconnect. All wiring shall be properly rated for the unit.
- The contractor shall reconnect to the existing natural gas service and test for leaks.
- The contractor shall furnish and install new condensate drain piping and ensure proper drainage away from the structure.
- The contractor shall provide and install wall-penetrating flashing and ensure all openings are sealed to prevent air and water intrusion.
- All electrical work shall meet and adhere to National Electrical Code (NEC).

- The contractor shall remove the existing unit carefully and place it at a Government-designated location. All removed equipment remains property of the Government.
- The contractor shall perform full startup and testing to verify proper operation.

Park Headquarters IT Room: Ductless Mini-Split

- The contractor shall remove one existing split HVAC system, including exterior condensing unit, interior unit, line set, electrical disconnect, conduit, wiring, and condensate piping.
- The contractor shall furnish and install one new 1.5 ton split-system heat pump.
- The unit shall be all-electric and operate on 208/230 volts, single phase.
- The contractor shall furnish and install a new refrigerant line set.
- The contractor shall ensure the line set is properly sized, insulated, supported, and routed in accordance with manufacturer's requirements.
- The contractor shall furnish and install a new exterior service disconnect properly rated for the unit.
- The contractor shall furnish and install new conduit and wiring from the disconnect to the unit.
- All wiring shall be properly rated.
- The contractor shall furnish and install new condensate drain piping and ensure proper drainage away from the structure.
- All penetrations shall be sealed to prevent air and water intrusion.
- The contractor shall install the outdoor unit on the existing concrete pad and verify its level.
- All electrical work shall meet and adhere to National Electrical Code (NEC).
- The contractor shall remove existing equipment carefully and place it at a Government-designated location.
- All removed equipment remains property of the Government.
- The system shall be capable of maintaining continuous cooling for the IT room.
- The contractor shall perform full startup and testing to verify proper operation.

Project Management Building, Bandy Creek: IT Room (New Construction)

- The contractor shall furnish and install one new ductless split-system heat pump.
- The unit shall be 1.5 ton cooling capacity and all-electric.
- The unit shall operate on 208/230 volts, single phase.
- The contractor shall furnish and install a new refrigerant line set approximately 60 feet in length between indoor and outdoor units.
- The contractor shall ensure the line set is properly sized, insulated, supported, and routed in accordance with manufacturer requirements.

- The contractor shall furnish and install new condensate drain piping with proper slope and drainage.
- The contractor shall furnish and install a new exterior service disconnect, conduit, and wiring for the unit.
- All wiring shall be properly rated.
- The contractor shall install the outdoor unit on a concrete pad or approved mounting surface and ensure it is level and properly supported.
- All wall penetrations shall be sealed to prevent air and water intrusion.
- All electrical work shall meet and adhere to National Electrical Code (NEC).
- The system shall be capable of maintaining continuous cooling for the IT room.
- The contractor shall perform full startup and testing to verify proper operation.

7. GENERAL WORK REQUIREMENTS:

Work Hours: 8:00 am to 4:30 pm (Eastern Time)

Monday through Friday, excluding federal holidays.

Contractor shall coordinate the on-site work schedule with the Contracting Officer and the COR five working days prior to the performance start date. The COR may be reached by office or mobile phone during normal business hours. Work outside of normal business hours must be requested 14 days prior and shall pre-approved by the Contracting Officer and the COR. All site visits and correspondence shall take place during the listed work hours above.

8. MANAGEMENT:

The contractor shall manage the total work effort in accordance with effective and efficient management principles and safe working practices to ensure on time completion of this contract.

9. SAFETY AND ENVIRONMENTAL COMPIANCE:

- The contractor shall comply with pertinent provisions of the Occupational Safety and Health Act (OSHA), state, local, safety, laws, and all pertinent provisions of the contract.
- The contractor shall comply with pertinent Environmental Protection Agency laws.
- All tools, equipment and other related materials shall be removed at the end of each workday, and the area shall be left neat and clean.
- The contractor shall comply with all provisions of NHPA and NEPA compliance documents that will be provided by Big South Fork staff.
- The BISO Safety Officer has the authority to issue restraint or cease-and-desist orders to the contractor when violations or unsafe acts are present and threaten government and contractor employees or damage to government property.

- The contractor shall immediately report to the Contracting Officer, COR and BISO safety officer all accidents resulting in employee injury, death, or damage to property while performing this contract.
- The contractor shall supply a site/project specific safety plan with all submittal packages.

10. INSURANCE:

- The Contractor shall be insured in accordance with Kentucky and Tennessee insurance regulations and pertinent provisions of the Contract. The government is not responsible for damage or theft to Contractor's equipment, vehicles, tools, or materials or their employees and any personal property brought on site. The government will not accept any liability due to Contractor employee negligence.

- Workers Compensation- The contractor shall furnish proof of worker's compensation insurance to the Contracting Officer for those employees performing work related to this contract and shall comply with the Workman's Compensation Laws of Kentucky and Tennessee.

- Liability- Contractor shall maintain a level of insurance that will protect the Contractor and Government from any claims as a result of bodily injury (including death) and property damage which may arise from and during the performance of this contract and shall submit proof of insurance to the Contracting Officer.

11. CONTRACTOR USE OF SITE:

Contractors shall have limited use of the construction site for construction-related operations only. Limited use of premises to areas within the Contract indicated in the specifications. Do not disturb portions of the project site beyond areas in which the work is indicated. Contractors will prevent damage to natural surroundings. Damage to natural surroundings will be restored through NPS-approved methods for repairing or replanting, at no additional cost to the government.

12. MOTOR VEHICLE AND TRAFFIC REGULATIONS:

Contractor, sub-contractor, and material supplier employees (altogether referred to as "contractor employees" in paragraphs 12, 13, 21 and 23) operating motor vehicles shall possess a valid driver's license. Permits, licenses, registrations and proof of insurance documents shall be always maintained in all contractor employee vehicles and made available upon request. Contractor employees shall always comply with federal vehicle motor laws requiring seat belts be worn. Contractor employees shall adhere to the posted speed limits. Contractor employees are expected to comply with all BISO regulations.

13. EMPLOYEES BADGES/PARKING:

All contractor employees shall comply with parking procedures published for BISO. Contractor employees shall return any BISO issued personal or vehicle identification badges immediately upon termination of employment or completion of this contract.

14. NON-PAYMENT FOR ADDITIONAL WORK:

Any additional contractor performed services not specified in contract, either at its own volition or at the request of an individual other than the appointed Contracting Officer, except as may be explicitly authorized in the contract, shall be performed at the financial risk of the Contractor. Only the appointed Contracting Officer is authorized to bind the Government to a change in specifications, contract terms, or conditions.

15. CONFLICT OF INTEREST:

The contractor shall not employ off-duty COR's or other government employees if such employment would create a conflict of interest or be contrary to the policies contained in conflict-of-interest directives.

16. INSPECTION:

The Government will conduct inspection upon completion of required services. Final payment will be processed upon the Government confirming that all contract performance and administrative requirements have been satisfactorily completed and any deficiencies or non-compliant work have been satisfactorily corrected.

17. GOVERNMENT-FURNISHED PROPERTY, MATERIAL, EQUIPMENT, OR INFORMATION:

NONE

18. SECURITY:

Replacement of Contractor Employee for Security Reasons: The Government retains the right to remove contractor employees from park property for security reasons, regardless of prior clearances.

19. TRAVEL:

Contractor is encouraged to make a site visit prior to bidding on the project.

20. FOOD STORAGE GUIDELINES:

All Contractor employees shall comply with BISO food storage guidelines. All food items must be stored in a hard-sided vehicle or in a food storage locker and must never be left unattended. "Food" includes any item with a scent, regardless of packaging. This may include items that you do not consider food, such as canned goods, bottles, drinks, soaps, cosmetics, toiletries, trash, ice chests (even when empty), and unwashed items used for preparing or eating meals. Food shall be disposed of in a designated bear proof refuse container provided by the National Park Service.

21. PROJECT PERSONNEL:

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