STATEMENT OF WORK (SOW)

Due to the complexity of this project, a site visit is highly encouraged and expected for a realistic and reasonable quote. Site visits can be coordinated with the Technical POC, Nate Franssen, 575-323-2427, nathan_franssen@fws.gov.

1. General

1.1 Project Description:

This project consists of replacement of the existing obsolete fire alarm control panel, inspection and testing of the existing fire alarm system, repair of identified deficiencies as authorized by the Government, and final testing and certification at the **USFWS Southwestern Native Aquatic Resources and Recovery Center (SNARRC)** located at **7116 Hatchery Rd, Dexter, New Mexico 88230**. The contractor shall ensure the system is fully operational and compliant with all applicable codes and standards.

1.2 Purpose/End Application:

The purpose of this project is to restore and certify full functionality of the fire alarm system to ensure life safety compliance, meet regulatory requirements, and maintain operational readiness of the facility.

1.3 Contractor Qualifications:

The contractor shall:

- Be licensed to perform fire alarm system work in the State of New Mexico
- Have NICET certification (Level II or higher preferred) in fire alarm systems or equivalent
- Have demonstrated experience with inspection, repair, and certification of commercial fire alarm systems
- Be knowledgeable of NFPA 72 (National Fire Alarm and Signaling Code)
- Be capable of coordinating with the Authority Having Jurisdiction (AHJ) for inspection and certification, if required

1.4 Other:

All work shall comply with:

- NFPA 72
- Applicable State of New Mexico fire and building codes
- OSHA safety regulations
- Manufacturer specifications for installed equipment

2. Place and Period of Performance

2.1 Location:

USFWS Southwestern Native Aquatic Resources and Recovery Center (SNARRC)
7116 Hatchery Rd
Dexter, NM 88230

2.2 Period of Performance:
Start Date: TBD
End Date: TBD
Work shall be scheduled in coordination with facility personnel to minimize operational disruption.

2.3 Duty Hours:
Normal working hours are Monday through Friday, 6:30 AM – 4:00 PM.

2.4 Non-Duty Hours:
Work outside normal duty hours must be pre-approved by the Contracting Officer (CO) or COR.

3. Scope of Work

The contractor shall:

- Replace the existing obsolete EST Model LSS1 fire alarm control panel with a new, currently supported fire alarm control panel suitable for integration with existing system components determined to be serviceable and compatible.
- Identify in its offer the manufacturer and model of the proposed replacement fire alarm control panel and provide sufficient product information to demonstrate that the proposed equipment is currently supported and suitable for the existing system.
- Conduct a comprehensive inspection and testing of the existing fire alarm system and identify all additional deficiencies, faults, and non-compliant components.
- Provide a detailed estimate for additional repairs identified during inspection and testing prior to performing such corrective work.
- The Contractor shall not proceed with additional repair work outside the base scope until written approval is provided by the Contracting Officer.
- Ensure the system complies with NFPA 72 and all applicable state and local codes.
- Coordinate with the Authority Having Jurisdiction (AHJ) as required for inspection and certification.
- Provide all labor, supervision, tools, materials, and equipment necessary to complete the work.
- Maintain a safe work environment and restore all disturbed areas upon completion.

4. Deliverables and Schedule

4.1 Deliverables:
The contractor shall provide:

- Inspection and deficiency report identifying any additional deficiencies
- Itemized cost estimate for additional repairs
- Detailed repair report documenting corrective actions taken
- Final system test report verifying functionality
- Certification of the fire alarm system
- Updated/as-built documentation reflecting panel replacement and any other system modifications
- Minimum one (1) year warranty (as outlined in Section 10 below)

4.2 Documentation Requirements:
All deliverables shall be submitted in:

- Electronic format (PDF)
- Hard copy (if requested by the Government)

5. Data Management Plan (DMP)

5.1 Determination:
A Data Management Plan is not relevant to this project.

6. Existing System Information and Government-Furnished Documentation

6.1 Existing Fire Alarm System:
The facility was constructed in approximately 1996. The existing fire alarm system is believed to date to the original construction of the facility. The existing fire alarm control panel is an EST Model LSS1 (Appendix 1). The system is not currently functioning properly and requires repair.

A previous contractor evaluated the existing fire alarm control panel and reported that the panel is obsolete and recommended replacement. Replacement of the existing fire alarm control panel is included in the base scope of this project.

The Contractor shall verify existing field conditions and compatibility of existing initiating devices, notification appliances, wiring, and other system components with the proposed replacement equipment. Existing components may be retained where functional, code compliant, and compatible with the replacement system.

6.2 Existing System Drawings:
Original facility drawings showing the designed fire alarm system layout are provided for reference (Appendices 2 and 3). The drawings depict the original design and are not certified as-built drawings. The Contractor shall verify all existing conditions in the field.

The Contractor is advised that certain features shown on the original drawings were not constructed or installed. Specifically, the sprinkler system shown on the drawings was not installed. Other differences between the drawings and existing field conditions may be present.

6.3 Limitations:
The contractor is responsible for verifying all system conditions regardless of the accuracy or completeness of Government-furnished information.

7. Evaluation and Acceptance

7.1 Acceptance Criteria:
The Government will accept completion of the work upon:

- Completion of all repairs authorized by the Government
- Successful testing of the fire alarm system
- Submission of all required documentation
- Receipt of certification
- Verification by the Technical Coordinator

8. Quality Control / Quality Assurance

8.1 Standards:
All work shall be performed in accordance with NFPA 72 and industry best practices.

8.2 Quality Measures:
- 100% functional testing of system devices
- Resolution of all deficiencies authorized for repair by the Government
- Accurate and complete documentation
- Compliance with all applicable codes and standards

9. Pricing Structure (Line Items)
The contractor shall provide pricing in the following format:
- Replacement of Existing Fire Alarm Control Panel, including equipment, installation, programming, and integration (Lump Sum)
- Fire Alarm System Inspection and Testing (Lump Sum)
- Deficiency Report and Estimate for Additional Repairs (Included or Lump Sum)
- Additional Repair Labor (Hourly Rate)
- Additional Replacement Parts and Materials (Itemized)
- Final System Testing and Certification (Lump Sum)

10. Warranty
The contractor shall provide a minimum **one (1) year warranty** on all labor and installed parts from the date of final acceptance.
- Warranty shall cover defects in workmanship and materials
- Contractor shall respond to warranty issues within **48 hours** of notification
- Repairs under warranty shall be performed at no additional cost to the Government

11. Technical Coordinator
Primary:
Name: Nate Franssen
Title: Deputy Center Director
Phone: 575-323-2427
Email: nathan_franssen@fws.gov
Secondary:
Name: Trish Koenig
Title: Administrative Officer
Phone: 575-323-2370
Email: patricia_koenig@fws.gov

Additional Requirements
- All work shall comply with NFPA 72 and applicable state/local fire codes.
- In the event of conflict between FAR clauses and technical requirements, FAR clauses shall take precedence.
- The contractor shall be responsible for compliance with all applicable federal, state, and local regulations.

12. Submittals and Government Approval Process

12.1 Inspection and Deficiency Report:
Following replacement of the existing fire alarm control panel and inspection/testing of the existing system, the Contractor shall submit a Deficiency Report identifying any additional system issues, code violations, and non-operational components requiring corrective action.

12.2 Additional Repair Cost Estimate:
The contractor shall submit an itemized repair estimate including:

- Labor hours and rates
- Material and equipment costs
- Identification of each deficiency tied to proposed corrective action
- Prioritization of deficiencies (e.g., life safety, code compliance, recommended)

12.3 Government Review and Approval:

- The Government will review the Deficiency Report and cost estimate
- The contractor shall not begin repair work until receiving written approval from the Contracting Officer
- Approval may be issued for full or partial repair scope

12.4 Authorization to Proceed:
Written approval will serve as Authorization to Proceed (ATP) for the approved repair items only.

12.5 Changes After Approval:

- Any additional deficiencies discovered after approval shall be submitted as a revised or supplemental estimate
- Additional work shall not proceed without separate written approval

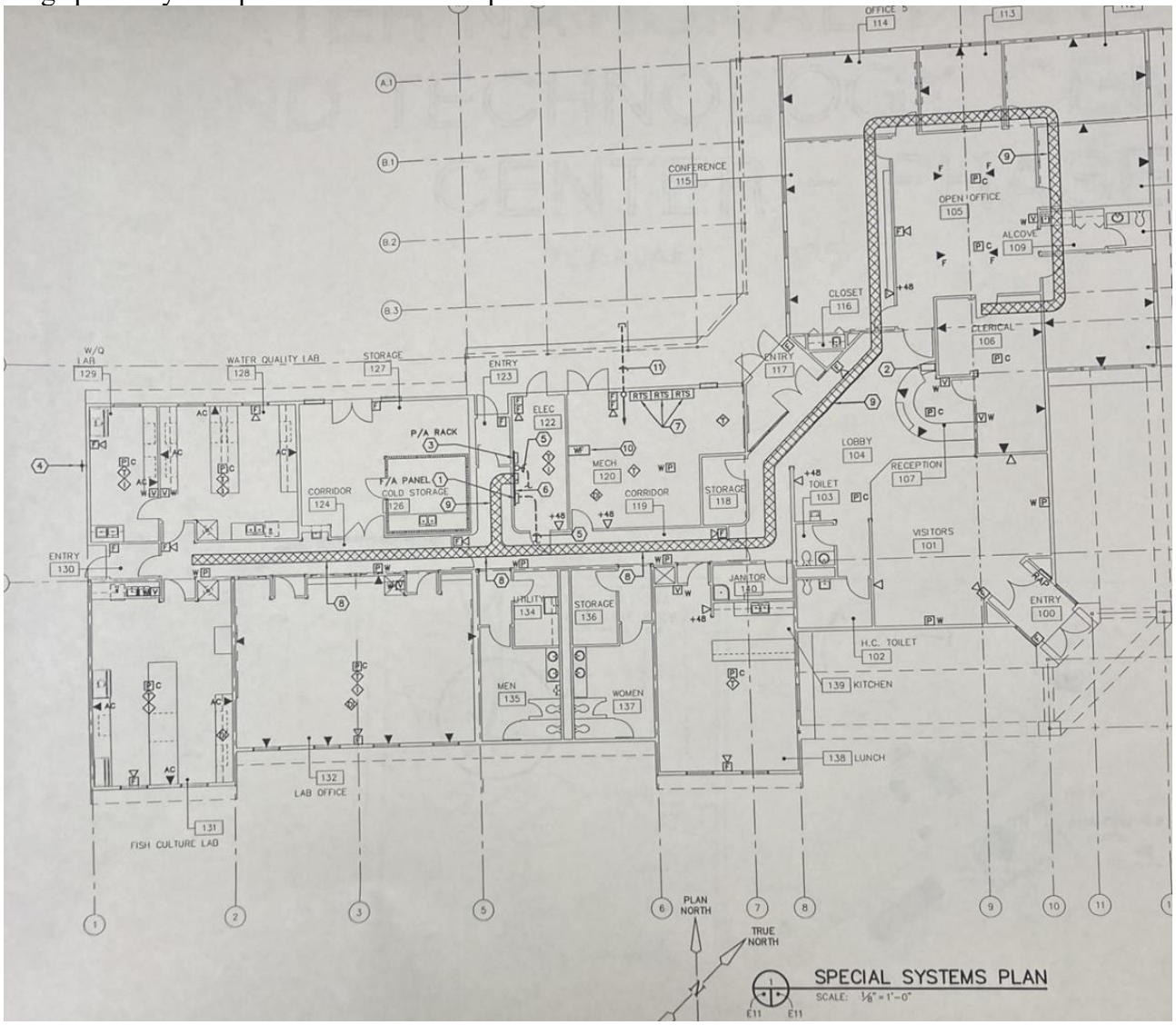
12.6 Emergency Repairs:
In the event of a condition that presents an immediate life safety risk or system failure, the contractor shall:

- Notify the Technical Coordinator immediately
- Provide a verbal summary of required emergency repairs
- Obtain verbal authorization (if necessary), followed by written confirmation
- Limit work strictly to resolving the immediate hazard

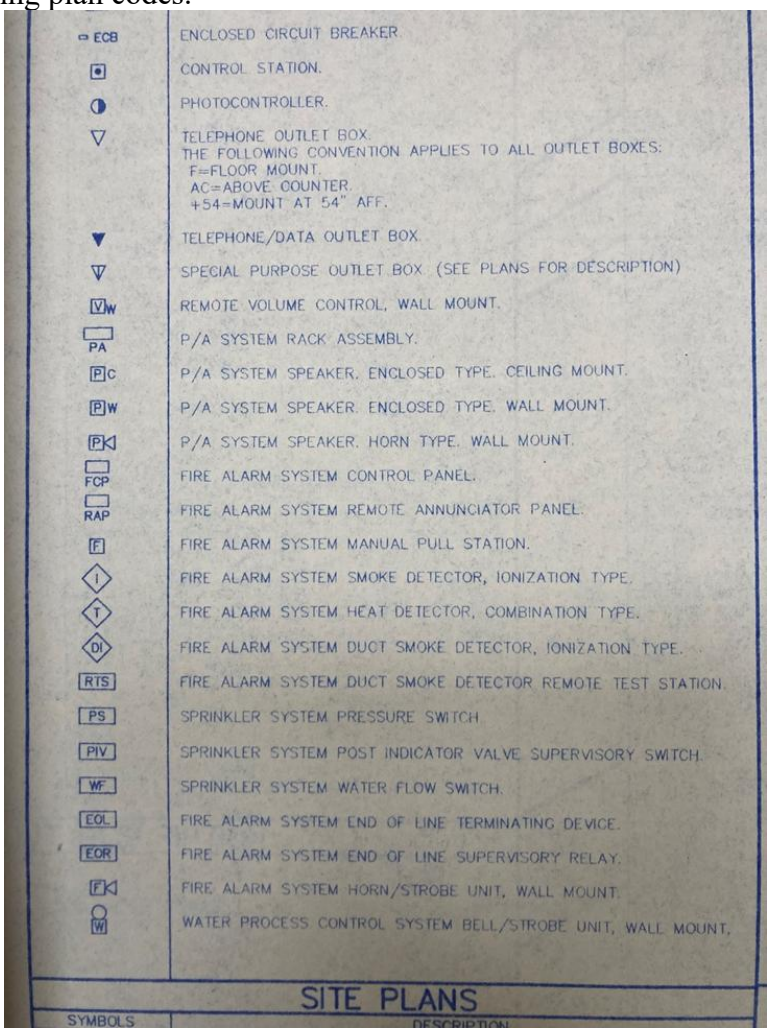
Appendix 1. Current fire alarm panel.

NORMAL
ALARM
SUPERVISORY
TROUBLE
OUT 1 SOLID-ZONE ACTIVE
OUT 2 FLASHING-ZONE TRBL.
1. ALARM SILENCE
2. TROUBLE SILENCE
3. DRILL ACTIVE
4. AC POWER FAIL
5. BATTERY TROUBLE
6. POWER OUT TROUBLE
7. GROUND FAULT
8. EXTERNAL TROUBLE
9. COMMUNICATIONS TRBL.
A. AUTO EVACUATION CANCEL
EST
MODEL LSS1
RESET
ALARM SILENCE
TROUBLE SILENCE
DRILL/AUTO EVACUATION CANCEL
DISABLE SWITCH
DISABLE SWITCH
DISABLE SWITCH
DISABLE SWITCH

Appendix 2. Building special system plans. The fire alarm panel is denoted as “F/A PANEL” in room “ELEC 122”.



Appendix 3. Building plan codes.



ECB	ENCLOSED CIRCUIT BREAKER.
	CONTROL STATION.
	PHOTOCONTROLLER.
	TELEPHONE OUTLET BOX. THE FOLLOWING CONVENTION APPLIES TO ALL OUTLET BOXES: F=FLOOR MOUNT. AC=ABOVE COUNTER. +54=MOUNT AT 54" AFF.
	TELEPHONE/DATA OUTLET BOX.
	SPECIAL PURPOSE OUTLET BOX (SEE PLANS FOR DESCRIPTION)
VW	REMOTE VOLUME CONTROL, WALL MOUNT.
PA	P/A SYSTEM RACK ASSEMBLY.
PC	P/A SYSTEM SPEAKER, ENCLOSED TYPE, CEILING MOUNT.
PW	P/A SYSTEM SPEAKER, ENCLOSED TYPE, WALL MOUNT.
P	P/A SYSTEM SPEAKER, HORN TYPE, WALL MOUNT.
FCP	FIRE ALARM SYSTEM CONTROL PANEL.
RAP	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR PANEL.
F	FIRE ALARM SYSTEM MANUAL PULL STATION.
I	FIRE ALARM SYSTEM SMOKE DETECTOR, IONIZATION TYPE.
T	FIRE ALARM SYSTEM HEAT DETECTOR, COMBINATION TYPE.
DI	FIRE ALARM SYSTEM DUCT SMOKE DETECTOR, IONIZATION TYPE.
RTS	FIRE ALARM SYSTEM DUCT SMOKE DETECTOR REMOTE TEST STATION.
PS	SPRINKLER SYSTEM PRESSURE SWITCH
PIV	SPRINKLER SYSTEM POST INDICATOR VALVE SUPERVISORY SWITCH.
WF	SPRINKLER SYSTEM WATER FLOW SWITCH.
EOL	FIRE ALARM SYSTEM END OF LINE TERMINATING DEVICE.
EOR	FIRE ALARM SYSTEM END OF LINE SUPERVISORY RELAY.
F	FIRE ALARM SYSTEM HORN/STROBE UNIT, WALL MOUNT.
W	WATER PROCESS CONTROL SYSTEM BELL/STROBE UNIT, WALL MOUNT.

SITE PLANS

SYMBOLS | DESCRIPTION