Pea Ridge National Military Park
15930 National Park Dr. Garfield, AR

Visitor Center HVAC System Planned Maintenance

PROJECT STATEMENT OF WORK or PERFORMANCE WORK STATEMENT

NATIONAL PARK SERVICE
04/09/2026

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SERVICE GENERAL REQUIREMENTS

PART 1 – GENERAL

ITEM 1 – LOCATION AND DESCRIPTION OF WORK

1.1 Background: This project encompasses the replacement of supplies, equipment, materials, labor, and transportation necessary to inspect, remove, install, and dispose of HVAC system components in accordance with the specified requirements. All work performed under this contract shall comply with applicable federal, state, and local laws and regulations. The work will be provided by qualified HVAC installation contractors.

1.2 Work Covered by the Contract Documents:

A. Project Location: Pea Ridge National Military Park, 15930 National Park Dr. Garfield, AR.

B. Work consists of planned maintenance and semi-annual inspections per manufactures specifications to the following HVAC system within the Visitor Center of Pea Ridge National Military Park.

Major system components included:

- 1 York Chiller
- 2 Riello Boilers
- 1 Carrier Air Handling Unit
- 2 ConAir Humidifiers
- 12 Titus VAVs
- 6 Modine Hanging Heaters
- 4 Taco Pumps

Vendor is responsible for providing preventative maintenance replacement components such as:

- Boiler parts kit – Annually
- Belts - Annually
- Filters - Quarterly

Semi-Annually Inspections & planned maintenance work shall include the itemized tasks identified for each component of the system listed in attachment A.

C. All work will be performed under a single contract.

Period of performance: Base Year : 8/15/2026 - 8/14/2027
Option Year 1: 8/15/2027 - 8/14/2028
Option Year 2: 8/15/2028 - 8/14/2029
Option Year 3: 8/15/2029 - 8/14/2030
Option Year 4: 8/15/2030 - 8/14/2031

ITEM 2 - EXISTING UTILITIES

2.2 Contractor shall be responsible for locating and preventing damage to known utilities. If contractor damage occurs, alert CO and COR as soon as safely possible, and repair utility at no additional expense to the Government. If damage occurs to an unknown utility, contact CO and COR as soon as safely possible.

2.3 Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Government or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated below:

2.3.1 Notify CO and COR not less than two business days in advance of proposed utility interruptions.

2.3.2 Hours for Utility Shutdowns: Shutdowns shall not exceed 1 hour. Temporary provisions will be needed by the Contractor for periods longer than stated allowance or if required for critical systems as determined by COR.

ITEM 3 - CONTRACTOR'S USE OF PREMISES

3.1 Conduct of Operations: At all times the contractor shall conduct his operations in conformance with the rules and regulations promulgated by the Secretary of the Interior for the National Park Service, and applicable park rules and regulations prescribed by the Park Superintendent.
https://www.nps.gov/peri/learn/management/superintent-s-compendium.htm

A. No signs or advertisements (except those specified herein and as required for safety) shall be displayed on the site or within the park unless approved by the Contracting Officer.

B. Smoking is not permitted within any Federal building or within 25 feet of entrances, operable windows, or outdoor air intakes.

C. Public Use of Site: Contractor shall at all times conduct operations to ensure the least inconvenience to the public.

3.2 On-site work hours: Work shall be generally performed during normal business working hours of 8 a.m. to 5 p.m., Monday through Friday, except when otherwise indicated.

A. Work on Saturdays, Sundays, Federal holidays, early morning, or at night may not be performed without prior consent from the CO and COR. Submit requests for work outside of the stated normal business hours to the CO and COR for approval at least 48 hours in advance of the work.

The following Federal holidays are observed by the National Park Service:
New Year Day
Martin Luther King, Jr's Birthday
Washington's Birthday
Memorial Day
Juneteenth National Independence Day
Independence Day
Labor Day
Columbus Day
Veterans Day
Thanksgiving Day
Christmas Day

B. Note: Any of the above holidays falling on a Saturday will be observed on the preceding Friday; holidays falling on Sunday will be observed on the following Monday. The specific day that each holiday is recognized for each year can be found at the following site: Federal Holidays (opm.gov).

3.3 Contractor Use of Site:

A. General: Contractor shall have limited use of the site. Do not disturb portions of Project site beyond areas in which the Work is indicated.

B. Limits: Contractors may not enter controlled spaces with direct supervision of NPS staff.

C. Driveways and Entrances: Keep driveways, access roads, and entrances serving premises clear and available to Government, Government's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize use of driveways and entrances.

D. Limit site disturbance: No site disturbances is permitted.

E. Utilities
   a. General: Cost or use charges for temporary facilities shall be included in the Contract Sum as required.
   b. Water Service: Water from existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for operations without any additional permit costs. Use resources wisely and minimize waste of water.
   c. Electric Power Service: Electric power from existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for operations without any additional permit costs. Power may or may not meet your power tool requirements, provide generators if questionable. Use power in a resourceful manner and avoid excess power waste.

F. Security and Protection facilities:

   1 Environmental Protection: Provide protection, operate temporary facilities, and conduct work in ways and by methods that comply with state and federal environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

3.4 Storage - Staging Areas: N/A

3.5 Preservation of Natural Features: N/A

3.6 Hauling Restrictions: Contractor to verify path to site and meet state and county road requirements and height restrictions for all park work/access.

3.7 Housekeeping:

A. Keep project neat, orderly, and in a safe condition at all times.

a. Dispose of waste materials and recycling legally outside the park. The contractor shall not use park dumpsters

b. Address Recycling: Government goal is to salvage and recycle as much nonhazardous waste as possible. Use sustainable methods to extent possible during this project, recycling material as is probable with local means. Maintain accurate documentary records for submittal of all recycled materials used including fly ash and slag cement.

3.8 Photo Documentation: N/A

3.9 Fire and Life Safety:

2 Comply with the requirements of NFPA.

3 Store and handle hazardous materials in accordance with manufacturer's and OSHA 29CFR1926 Subpart D requirements 1926 | Occupational Safety and Health Administration (osha.gov). Maintain readily available, on site, MSDS/Safety Data Sheets (SDS) for each chemical.

i. Immediately report all spills of hazardous materials to the CO, COR and park.
ii. Maintain a spill emergency response kit.
iii. Train employees how to respond to a spill and use an emergency response kit.

3.10 Noise and Acoustics Management

A. Noise Control: N/A

B. Repetitive and/or intermittent, high-level noise: Permitted only during Daytime.

1. Do not exceed the following dB(A) limitations at 50 feet:

Sound Level in dB(A)	Time Duration of Impact Noise
70	More than 12 minutes in any hour
80	More than 3 minutes in any hour

2. Maximum permissible equipment noise levels at 50 feet:

EARTHMOVING	dB(A)	MATERIALS HANDLING	dB(A)
Compressors	75	Pneumatic Tools	80
Pumps	75	Saws	75
Generators	75	Vibrators	75

C. Ambient Noise:

1. Maximum noise levels (dB) for receiving noise area at property line shall be as follows:

a. Residential receiving area :
Daytime: 65 dB Nighttime: 45 dB

b. Commercial/Industrial receiving area:
Daytime: 67 dB Nighttime: 65 dB

ITEM 4 - EXAMINATION OF THE SITE

4.1 All interested contractors are urged to visit the job site and examine existing conditions before submitting quotes. Contractors will be expected to complete the work as quoted.

ITEM 5 – SUBMITTALS

5.1 General Submittal Procedures:

A. General: Prepare and submit submittals for approved equipment as specified

1. CM-16 Transmittal Form: All submittals shall be transmitted via electronic email using National Park Service form CM-16 form. The form will be provided by the Contracting Officer.

5.2 Inspection Results

A. Inspection Results: Present comprehensive findings from relevant assessments performed on system components as well as the overall condition of the system.
   1. Submit Product Data according to Part 9.1 of this section to include one digital file (.PDF or .TIF) to COR.

B. For submittals specified above, forward submittals to Contracting Officer and COR at least 15 days before need for approval (depends on length of project).

C. After approving submittals, Contracting Officer and/or COR will return one copy to the Contractor. If submittals are not approved, Contracting Officer will return all copies to Contractor with reasons for rejection. Resubmit, identifying changes. Any work done before approval shall be at Contractor's own risk.

ITEM 6 – TEMPORARY SERVICES

6.1 It is the Contractor’s responsibility to provide temporary services, equipment, tools, and skilled labor as required for the chosen means and methods to perform the work in accomplishing this Contract.

ITEM 7 - PROJECT CLOSEOUT

7.1 Cleaning: Remove all tools, equipment, surplus materials, and rubbish. At time of final inspection, project shall be thoroughly clean and ready for intended use.

7.2 Completion: Contractor shall request a final inspection to the Contracting Officer and COR.

7.3 Warranties

A. Workmanship Warranty will be based on project acceptance and will remain in effect for 1 year following acceptance. The contractor will also support manufacturer warrantied items and repair work during this period.

B. Provide all manufacturer warranty information of products installed. All contact information, extent of coverage and conditions shall be clearly noted as well as date of overall final acceptance.

C. Information shall include operation and maintenance manuals for each warranted product.

END OF SECTION