SCOPE OF WORK
HVAC REPLACEMENT
Colorado River Detention Facility
Colorado River Indian Reservation, La Paz County
26600 Mohave Road, Parker, AZ 85344

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Office of Facilities Management and Construction (OFMC)
Western Regional Office
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TABLE OF CONTENTS
1. PROJECT OVERVIEW AND OBJECTIVES
2. FACILITY DESCRIPTION AND SITE CONTEXT
3. REGULATORY AND STANDARDS FRAMEWORK
4. SCOPE OF WORK - HVAC UNIT REPLACEMENT
5. GENERAL CONTRACTOR REQUIREMENTS
6. ENVIRONMENTAL AND SAFETY REQUIREMENTS
7. CONTRACTOR QUALIFICATIONS
8. DELIVERABLES
9. PROJECT TIMELINE AND SCHEDULING
10. N/A
11. CONTRACT ADMINISTRATION AND SPECIAL REQUIREMENTS
12. EXCLUSIONS AND LIMITATIONS

1. PROJECT OVERVIEW AND OBJECTIVES

1.1 Purpose

The Bureau of Indian Affairs (BIA), Office of Facilities Management and Construction (OFMC), Western Regional Office, is procuring professional mechanical services to remove failed or failing HVAC units at the Colorado River Detention Facility in Parker, Arizona, and install new commercial-grade replacement units to restore full heating and cooling capacity. This Scope of Work (SOW) establishes the technical requirements, performance standards, cost references, and deliverable expectations for all work performed under this contract.

The Colorado River Detention Facility is an active, continuously operated federal detention facility on the Colorado River Indian Reservation in La Paz County, Arizona. The facility operates around the clock under the supervision of BIA Law Enforcement Services and is subject to the security and operational protocols applicable to all BIA-operated detention facilities. The failure of HVAC systems in this environment where summer temperatures routinely exceed 115 degrees Fahrenheit constitutes both an immediate health and safety emergency for detainees and staff and a violation of mandatory federal detention standards. Replacement of the failed units is a high-priority health and safety requirement.

1.2 Background

The Colorado River area along the Parker Strip experiences some of the most extreme summer heat conditions in the continental United States. The facility's existing HVAC units have reached or exceeded their designed service lives under these demanding conditions. Continuous operation in ambient temperatures regularly exceeding 110 to 115 degrees Fahrenheit places extraordinary mechanical stress

on compressors, condensers, and refrigerant circuits, accelerating equipment degradation well beyond what is observed in moderate-climate installations. The replacement of failed units with properly sized, commercially rated equipment is essential to restore the facility's climate control capacity and to protect the health and welfare of detained individuals and law enforcement personnel assigned to the facility.

1.3 Project Objectives

The objectives of this project are as follows:

- Restore fully functional, code-compliant HVAC service to all occupied areas of the Colorado River Detention Facility by removing failed or failing units and installing new commercial-grade replacement equipment sized and configured for the extreme desert climate of Parker, Arizona.
- Ensure all replacement equipment meets or exceeds applicable federal, state, and tribal standards for detention facility operations, commercial HVAC systems, and life safety.
- Complete all work with minimal disruption to ongoing detention facility operations, coordinating all shutdowns, utility interruptions, and access requirements with the Facility Manager and BIA Law Enforcement Services detention staff prior to commencement.
- Comply with EPA Section 608 refrigerant handling requirements throughout, including proper recovery, documentation, and certified disposal of all refrigerants removed from existing equipment.
- Provide complete system commissioning records, manufacturer documentation, operator training, and warranty materials to the Contracting Officer's Representative (COR) at project closeout.

2. FACILITY DESCRIPTION AND SITE CONTEXT

2.1 Facility Overview

The Colorado River Detention Facility is a government-owned detention facility operated by the Bureau of Indian Affairs, Office of Justice Services, on the Colorado River Indian Reservation in La Paz County, Arizona. The facility is located in Parker, Arizona, and provides short-term detention services for the Colorado River Indian Tribes (CRIT) and surrounding jurisdictions in cooperation with tribal and federal law enforcement. The facility operates continuously 24 hours per day, 365 days per year.

The detention center is a single-story masonry and concrete block structure serving multiple detention, administrative, and support functions. The facility is served by packaged rooftop or ground-mounted HVAC units for climate control. All HVAC systems must be capable of maintaining safe and habitable interior temperatures under the extreme summer heat conditions that characterize the lower Colorado River valley.

2.2 Location and Site Context

The Colorado River Detention Facility is located in Parker, Arizona, on the Colorado River Indian Reservation in La Paz County. Parker is situated along the Colorado River in the lower Sonoran Desert, at an elevation of approximately 420 feet above sea level. The climate is characterized by extreme summer heat Parker holds one of the highest recorded average summer high temperatures in the United States with average July maximum temperatures exceeding 110 degrees Fahrenheit and recorded highs approaching 120 degrees Fahrenheit. ASHRAE summer outdoor design conditions for Parker, Arizona are a 99.6 percent dry-bulb temperature of approximately 114 to 116 degrees Fahrenheit. Winters are mild, rarely reaching freezing temperatures, placing the dominant design load firmly on cooling capacity.

Parker, Arizona is located approximately 155 miles northwest of Phoenix, Arizona via US-95. The local commercial supply market for HVAC equipment and specialty contractors is limited; the primary source for commercial HVAC equipment distributors, licensed HVAC contractors, and specialty trade labor is Phoenix, Arizona, and to a lesser extent Yuma, Arizona (approximately 100 miles to the south). Contractors must account for material freight, travel time, and per diem for field personnel mobilizing from Phoenix or

Yuma.

2.3 Operational Constraints

Because the Colorado River Detention Facility is an active federal detention facility operating continuously, all contractor work must be carefully planned and coordinated to preserve facility security, detainee safety, and operational integrity at all times. The following constraints apply to all work under this contract:

- All contractor personnel shall complete a security orientation conducted by the Facility Manager and BIA Law Enforcement Services prior to site access. The contractor shall coordinate with the COR and Facility Manager to process required security clearances and access authorizations for all workers and subcontractors a minimum of ten (10) calendar days before mobilization.
- Contractor tools, materials, and equipment shall be inventoried and logged at the beginning and end of each workday. No tools, materials, or equipment that could be used as a weapon shall be left unattended or unsecured within any detention area at any time.
- All contractor personnel shall be escorted by detention facility staff when working in or moving through secure areas. The contractor shall coordinate with the COR and Facility Manager to schedule sufficient escort personnel to avoid disruption to facility operations.
- All planned utility shutdowns, electrical or mechanical, shall be communicated to the Facility Manager and COR a minimum of five (5) calendar days in advance. Shutdowns shall be scheduled for the minimum duration necessary and during periods of lowest operational impact as determined by detention staff. No shutdown affecting HVAC service to occupied detention areas shall be scheduled during periods when outdoor temperatures are forecast to exceed 95 degrees Fahrenheit without explicit written COR approval and confirmed provision of emergency cooling or temporary climate control measures.
- All work generating significant noise, vibration, dust, or fumes in or adjacent to occupied areas shall be scheduled and approved by the COR and Facility Manager prior to commencement.

3. REGULATORY AND STANDARDS FRAMEWORK

3.1 Applicable Codes and Standards

All work performed under this contract shall comply with the most current editions of the following regulatory standards, codes, and federal requirements. Where conflicts exist between standards, the more stringent requirement governs. The contractor is responsible for obtaining all necessary permits and approvals, coordinating with the BIA COR, Colorado River Indian Tribes authorities, and applicable state and local agencies as required.

3.1.1 Mechanical and HVAC Standards

- 2021 International Mechanical Code (IMC) as adopted and amended by the State of Arizona
- ASHRAE Standard 62.1 - Ventilation for Acceptable Indoor Air Quality
- ASHRAE Standard 90.1 - Energy Standard for Buildings Except Low-Rise Residential
- ASHRAE Guideline 1.1 - HVAC&R Technical Requirements for the Commissioning Process
- ACCA Manual N - Commercial Load Calculations for sizing replacement equipment
- NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems
- SMACNA standards for ductwork and air distribution systems where applicable
- UL 1995 - Heating and Cooling Equipment (for UL listing compliance of replacement units)

3.1.2 Electrical Standards

- 2023 National Electrical Code (NFPA 70) - applicable to all electrical connections for HVAC equipment
- NEC Article 440 - Air Conditioning and Refrigerating Equipment
- Arizona Registrar of Contractors electrical licensing requirements for all electrical work

3.1.3 Environmental Standards

- EPA 40 CFR Part 82 - Protection of Stratospheric Ozone; Section 608 refrigerant handling, recovery, and disposal requirements
- EPA SNAP Program - approved refrigerant selections with reduced ozone depletion and GWP requirements for new equipment
- Arizona Department of Environmental Quality (ADEQ) applicable requirements for refrigerant handling

3.1.4 Federal Detention and Facility Standards

- American Correctional Association (ACA) Standards for Adult Local Detention Facilities temperature and ventilation standards for occupied detention areas
- U.S. Department of Justice minimum standards for occupied detention spaces with thermal environment requirements
- BIA Law Enforcement Services Detention Standards with operational requirements applicable to all work performed within the detention facility
- GSA P100 Facilities Standards for the Public Buildings Service
- OSHA 29 CFR 1910 General Industry and 29 CFR 1926 Construction Safety Standards applicable to all contractor operations

3.1.5 Federal and Tribal Requirements

- Federal Acquisition Regulation (FAR) applicable clauses for this simplified acquisition
- Buy Indian Act (25 U.S.C. 47) compliance with Indian Economic Enterprise requirements as applicable
- Indian Self-Determination Act and Colorado River Indian Tribes sovereignty protocols
- Colorado River Indian Tribes (CRIT) environmental, business license, and permitting requirements applicable to work performed on CRIT lands
- Davis-Bacon Act prevailing wage requirements for federal construction projects in La Paz County, Arizona

4. SCOPE OF WORK - HVAC UNIT REPLACEMENT

4.1 Overview

The contractor shall furnish all labor, materials, equipment, tools, and supervision necessary to remove existing failed or failing HVAC units at the Colorado River Detention Facility and install new commercial-grade replacement units to restore full and reliable cooling and heating capacity throughout all occupied

areas of the facility. The complete scope of work encompasses pre-installation field survey, equipment selection and submittal, refrigerant recovery, unit removal, new unit installation, all mechanical and electrical connections, ductwork inspection and repair, system commissioning, and operator training. Given that Parker, Arizona experiences sustained periods with outdoor temperatures exceeding 110 degrees Fahrenheit and ASHRAE 99.6 percent design cooling dry-bulb temperatures of approximately 114 to 116 degrees Fahrenheit, all replacement equipment must be specifically selected for and rated to perform reliably at extended high-ambient temperature conditions. Equipment that meets minimum efficiency ratings at standard ARI conditions but is not rated or warranted for operation at ambient temperatures above 105 to 110 degrees Fahrenheit is not acceptable for this facility. The contractor shall verify the high-ambient temperature performance rating of all proposed equipment prior to submittal.

4.2 Pre-Installation Requirements

- Prior to ordering any replacement equipment, the contractor shall conduct a field survey of all existing HVAC units and served areas at the facility. The survey shall document existing unit model numbers, capacities, refrigerant types, serial numbers, electrical service sizes, equipment pad or mounting conditions, condensate drainage configurations, ductwork connections, and the general condition of associated distribution systems. The contractor shall submit a written field survey report to the COR within five (5) calendar days of completing the site survey.
- The contractor shall perform ACCA Manual N commercial load calculations for each served zone or area to verify the cooling and heating capacity required for replacement units under the 2026 ASHRAE design conditions for Parker, Arizona. Load calculations shall account for the facility's actual zone geometry, construction type, occupancy, ventilation requirements, and internal heat gains. Replacement units shall be sized to meet the calculated load at design conditions without exceeding 115 percent of calculated capacity to avoid dehumidification and over-cycling problems.
- The contractor shall submit equipment cut sheets, manufacturer product data sheets, high-ambient temperature performance ratings, and load calculation summaries to the COR for written approval prior to ordering any equipment. No equipment shall be ordered without prior COR approval of the submitted product data. The contractor shall identify and disclose any lead time constraints at the time of submittal.

4.3 Equipment Specifications

Replacement HVAC units shall meet the following minimum specifications. Specific model numbers are subject to COR approval based on submitted product data and load calculation results:

- Type: Packaged rooftop or ground-mounted packaged gas/electric or electric cooling units, as appropriate for each installation location. Split-system configurations may be approved by the COR in writing where packaged unit installation is not feasible due to building configuration or access constraints.
- Cooling Efficiency: Minimum 15.0 SEER2 (Seasonal Energy Efficiency Ratio, Version 2) at ARI standard rating conditions. All equipment shall meet or exceed 2023 DOE minimum efficiency standards for commercial cooling equipment in the southwest climate region.
- High-Ambient Performance: All proposed equipment shall be documented by the manufacturer as rated and warranted for continuous operation at outdoor ambient temperatures of 115 degrees Fahrenheit or greater. Equipment not rated for this ambient condition will not be approved regardless of standard-condition efficiency ratings. The contractor shall provide manufacturers with high-ambient performance data tables with the equipment submittal.

- Refrigerant: All new equipment shall use A2L or A1 refrigerant with zero ozone depletion potential and a global warming potential (GWP) below 700, consistent with current EPA SNAP program approvals and applicable federal refrigerant regulations.
- Compressor: Scroll-type or inverter-driven compressor design preferred. Belt-drive components shall not be specified. The compressor shall carry a minimum five (5) year warranty.
- Controls: All units shall be provided with new programmable digital thermostat controls appropriate for the facility's operational schedules. Thermostats installed in or adjacent to any area accessible to detainees shall be tamper-resistant models with locking covers or tamper-resistant hardware.
- Construction: All outdoor components shall be constructed of corrosion-resistant materials appropriate for extended continuous outdoor operation in an extreme-heat desert environment. The contractor shall document that all proposed outdoor components are rated for operation in environments with ambient temperatures exceeding 115 degrees Fahrenheit.
- Warranty: Minimum five (5) year compressor warranty and minimum one (1) year parts and labor warranty from the installation contractor, commencing from the date of final acceptance.

4.4 Removal of Existing Equipment

- Recover all refrigerant from each existing HVAC unit being replaced in compliance with EPA 40 CFR Part 82, Section 608. All refrigerant recovery shall be performed by EPA Section 608 certified technicians using certified recovery equipment. The type and quantity of refrigerant recovered from each unit shall be documented on HVAC service forms submitted to the COR. Recovered refrigerant shall be properly reclaimed, recycled, or destroyed through a licensed reclamation facility; venting of refrigerant to the atmosphere is strictly prohibited. A certification of proper refrigerant disposal shall be submitted to the COR at project closeout.
- Disconnect all electrical, refrigerant, condensate, and duct connections to each unit being replaced. Cap all disconnected utilities at the nearest accessible shutoff or stub-out point to maintain facility utility integrity during the transition period.
- Remove each existing unit from its mounting location, rooftop curb, equipment pad, or wall bracket as applicable, taking care not to damage adjacent equipment, roofing, or building structure in the process. Inspect the mounting location after unit removal for any damage, deterioration, or moisture infiltration that may require repair before the new unit is set.
- Dispose of all removed equipment off-site in a lawful manner consistent with applicable EPA and Arizona regulations for HVAC equipment disposal. Provide the COR with documentation of equipment disposal. All removed equipment shall be removed from the facility premises within 24 hours of disconnect.

4.5 Installation of New Equipment

- Inspect existing equipment pads, roof curbs, or structural mounting systems at each unit location. Repair or replace concrete pads as needed to provide a level, structurally sound mounting surface for the new unit. New pads shall be a minimum of 4 inches thick, reinforced with appropriate rebar or wire mesh, and shall extend a minimum of 6 inches beyond the unit footprint on all sides. Existing rooftop curbs shall be evaluated for compatibility with the new unit; replace curbs that are incompatible, deteriorated, or structurally inadequate.
- Set new packaged HVAC units on the repaired or new equipment pads or curbs, level and plumb, with appropriate vibration isolation pads between the unit base and the mounting surface. All unit placements shall comply with manufacturer clearance requirements for access, airflow, and maintenance.

- Furnish and install all new refrigerant line sets, line set insulation, and associated fittings required for new split-system installations where applicable. Refrigerant line sets shall be properly supported, insulated with closed-cell foam insulation to a minimum R-4, and protected from UV degradation and physical damage at all exterior runs. Line sets exposed to direct sunlight shall be covered with UV-resistant jacketing.
- Inspect all existing supply and return ductwork connected to each replaced unit. Clean all accessible ductwork using NADCA-approved methods. Repair all duct leaks, damaged sections, and disconnected joints using mastic sealant or UL 181-listed foil tape. Replace any sections of ductwork that are crushed, collapsed, or beyond repair. Duct insulation in unconditioned spaces shall meet or exceed R-8. Submit ductwork inspection findings and any proposed duct repairs to COR before proceeding with repairs.
- Furnish and install all new electrical disconnects, dedicated branch circuits, and overcurrent protection required for each new HVAC unit in compliance with NEC 2023 Article 440 and the unit manufacturer's specifications. Conductor sizing, breaker sizing, and disconnect rating shall be per the manufacturer's nameplate and installation data. All electrical work shall be performed by a licensed Arizona Registrar of Contractors (ROC) electrical contractor.
- Furnish and install new condensate drain lines for each new unit, pitched to drain at a minimum of 1/8 inch per foot and connected to the building drainage system or to an approved exterior discharge point. All condensates drain lines shall be provided with P-traps and accessible cleanout points. At units with high condensate volumes typical of extreme-heat desert operations, the contractor shall verify that the drain line is adequately sized for anticipated peak condensate production.
- Upon completion of all mechanical and electrical connections, charge each unit with refrigerant to manufacturer specifications and verify that all safety controls, high-pressure cutoffs, and low-pressure cutoffs are functional before proceeding to commissioning.

4.6 System Commissioning and Testing

- Commission each new HVAC unit in accordance with ASHRAE Guideline 1.1 upon completion of installation and refrigerant charging. Commissioning shall include, at a minimum: verification of refrigerant charge per manufacturer specifications using suction superheat and subcooling measurements; measurement and recording of supply and return airflow at each register; verification of all electrical connections and control system operation; measurement of supply air temperatures at design conditions and at part-load conditions; and documentation of all readings on commissioning forms submitted to the COR.
- Measure and record unit amperage draw, voltage, and power factor at commissioning and compare against manufacturer nameplate data. Any readings outside acceptable tolerance ranges shall be investigated and corrected before final acceptance.
- Verify that all thermostat controls are properly calibrated, programmed per the facility's operational requirements, and function correctly for both cooling and heating modes. Confirm that all tamper-resistant features are installed and functional at thermostats located in detention-accessible areas.
- Conduct a minimum of two (2) continuous hours of operation at full cooling load at or near peak summer ambient conditions (or at the highest available ambient temperature at time of commissioning). Document operating pressures, temperatures, airflow, and electrical readings throughout the commissioning run. If commissioning occurs during a cool period, note this in the commissioning record and schedule a follow-up summer performance verification if required by the COR.

- Provide a minimum of one (1) hour of hands-on operator training for designated facility staff on each new unit installed. Training shall cover thermostat operation and programming, filter replacement schedule and procedures, recognition of normal and abnormal operating conditions, basic troubleshooting steps, and the procedure for reporting service needs to the facility maintenance program.

5. GENERAL CONTRACTOR REQUIREMENTS

5.1 Work Area Management

- The contractor shall maintain all active work areas in clean, orderly, and safe conditions throughout the project. All tools, materials, and equipment shall be secured or removed from all detention and secure areas at the end of each workday, with a complete tool and equipment inventory conducted and documented before each departure.
- The contractor shall protect all existing finishes, equipment, and surfaces adjacent to active work areas using appropriate temporary protection. Any damage to existing roofing, wall finishes, ductwork, electrical systems, or other building components caused by contractor operations shall be repaired at the contractor's expense to match the pre-existing condition.
- All debris, waste materials, and removed equipment shall be removed from the facility premises daily and disposed of off-site in a lawful manner. No construction debris or waste shall remain within any detention area overnight.
- A hot work permit shall be obtained from the Facility Manager and COR before any open-flame, spark-generating, or torch work is performed. Fire extinguishers should be on hand during all hot work operations. A fire watch shall be maintained for a minimum of 30 minutes after completion of any hot work.

5.2 Product Selection and Submittals

All equipment and materials selected under this SOW shall give preference to products and brands readily available through commercial HVAC distributors serving the Phoenix or Yuma, Arizona markets. Equipment requiring extended lead times greater than eight (8) weeks, custom fabrication, or out-of-state special procurement shall be disclosed to the COR at the time of submittal, with a written schedule impact analysis. The contractor shall submit product data, cut sheets, high-ambient performance documentation, and specification compliance materials for all major equipment at least ten (10) calendar days prior to ordering, to allow the COR adequate time for review and written approval.

5.3 Coordination with Facility Operations

The contractor's project manager or superintendent shall contact the Facility Manager and COR at least weekly during active work phases to review the upcoming work plan, required utility interruptions, access and escort requirements, and any open issues affecting facility operations. All proposed utility shutdowns affecting HVAC service to occupied areas shall be scheduled when outdoor temperatures are forecast below 95 degrees Fahrenheit wherever possible, given the extreme heat hazard at this location. If work must proceed during periods of high ambient temperature, the contractor shall propose and implement temporary cooling measures for affected occupied areas, subject to COR approval, at no additional cost to the government.

6. ENVIRONMENTAL AND SAFETY REQUIREMENTS

6.1 Refrigerant Handling

All refrigerant recovery, handling, and disposal operations shall be performed by EPA Section 608 certified technicians using certified recovery equipment in full compliance with 40 CFR Part 82. The contractor shall document the type and quantity of refrigerant recovered from each existing unit and submit copies to

the COR. Recovered refrigerant shall be properly reclaimed, recycled, or destroyed by a licensed reclamation facility. Venting refrigerant to the atmosphere is strictly prohibited and constitutes a federal violation. Certification of proper refrigerant disposal shall be submitted to the COR at project closeout.

6.2 Hazardous Materials

The contractor shall be alert to the potential presence of asbestos-containing materials (ACM) in existing duct insulation, pipe insulation, equipment gaskets, and other building materials in the vicinity of HVAC work, particularly in older building construction. If any materials suspected of containing asbestos are encountered, the contractor shall immediately stop working in the affected area, notify the COR, and await written directions before proceeding. No suspected ACM shall be disturbed without COR written authorization and compliance with applicable OSHA 29 CFR 1926.1101 and EPA asbestos regulations.

6.3 Worker Safety

The extreme summer heat conditions in Parker, Arizona represent a significant occupational heat stress hazard for all field personnel, particularly workers performing rooftop HVAC installation during summer months when rooftop surface temperatures can exceed 160 degrees Fahrenheit. The contractor shall maintain a site-specific Health and Safety Plan (HASP) that specifically addresses heat illness prevention as a primary hazard. At a minimum, the HASP shall include:

- A written heat illness prevention program per California OSHA standards or equivalent (OSHA does not have a federal heat illness standard at time of writing, but the contractor shall apply best practice standards consistent with the extreme ambient conditions of the Parker, AZ site)
- Mandatory provision of potable drinking water with a minimum of one quart per person per hour for workers in direct sunlight and mandatory rest breaks in shaded areas at regular intervals during summer months
- Scheduling of all rooftop work during early morning hours (before 10:00 a.m.) or early evening hours to the maximum extent practicable during periods of extreme heat
- Mandatory buddy system for all rooftop work. No worker shall be on the roof alone at any time
- First aid training and emergency response procedures for heat-related illness, including heat exhaustion and heat stroke, for all field personnel
- Compliance with all applicable OSHA 29 CFR 1926 construction safety standards, including fall protection for all rooftop work, LOTO per 29 CFR 1910.147 for all electrical work, and respiratory protection as required for any work involving refrigerant handling, soldering, or duct cleaning

6.4 Tribal and Cultural Considerations

All work under this contract is performed on the Colorado River Indian Reservation, within the sovereign territory of the Colorado River Indian Tribes. The contractor shall conduct all operations with full respect for tribal sovereignty, governance, and cultural protocols. The contractor shall comply with all applicable CRIT tribal ordinances, business license requirements, and environmental regulations throughout the performance of this contract, in addition to applicable federal requirements.

7. CONTRACTOR QUALIFICATIONS

To be eligible for this contract, the prime contractor shall demonstrate the following minimum qualifications:

- Valid Arizona Registrar of Contractors (ROC) license in the applicable classification for mechanical (air conditioning) and related electrical work
- Minimum three (3) years of documented experience performing commercial or institutional HVAC replacement work, preferably including experience with government facilities, detention facilities, or tribal government projects in extreme-heat climates

- Demonstrated ability to manage HVAC replacement work in occupied, secured, or operationally constrained facilities under continuous-duty operational conditions
- All HVAC technicians performing refrigerant work shall hold current EPA Section 608 Type II or Universal certification
- All electrical work shall be performed by a subcontractor or employee holding a valid Arizona ROC electrical license in the applicable classification
- Current general liability insurance at levels required by the contract (minimum $1,000,000 per occurrence)
- Ability to obtain required security clearance and access authorization for all personnel at the Colorado River Detention Facility prior to mobilization
- Compliance with federal employment verification requirements (E-Verify) and Colorado River Indian Tribes employment preference requirements

8. DELIVERABLES

8.1 Prior to Mobilization

- Written security clearance documentation and access authorization for all contractor personnel
- Site-specific Health and Safety Plan (HASP) including heat illness prevention program
- Project schedule identifying all major work activities by day, planned utility interruptions, and commissioning dates
- Equipment submittals, product data sheets, high-ambient temperature performance ratings, load calculation summaries, and cut sheets for all proposed HVAC units submitted for COR written approval before ordering
- Contractor and subcontractor license documentation, insurance certificates, and EPA Section 608 certification for all refrigerant-handling technicians
- Utility shutdown and coordination plan identifying all planned outages, duration, and provisions for maintaining facility safety during shutdowns

8.2 During Construction

- Field survey report completed within five (5) calendar days of the site survey; documenting existing unit conditions, service sizes, duct conditions, mounting conditions, and any existing deficiencies identified
- Equipment order confirmation and lead time notification submitted to COR within five (5) calendar days of equipment ordering
- Weekly status updates submitted each Friday to the COR, documenting work completed, upcoming activities, any open issues, and schedule status
- Hot work permits obtained from Facility Manager and COR before any open-flame or spark-generating work
- Refrigerant recovery documentation completed for each existing unit from which refrigerant is recovered, submitted to COR within 24 hours of each recovery event

8.3 Upon Project Completion

- Commissioning reports completed ASHRAE Guideline 1.1 commissioning forms for each new HVAC unit installed; all readings documented and submitted to COR
- O&M manuals and warranty documentation - manufacturer's installation, operation, and maintenance manuals for all new equipment; warranty registration completed in the name of the Bureau of Indian Affairs

- As-built field records, sketches or marked drawings showing the as-installed configuration of all new units, pad locations, electrical circuit designations, and condensate drain routing, with dimensions from fixed reference points
- Operator training completion record, sign-in sheet and topics summary for each training session conducted
- Refrigerant disposal certification, documentation from a licensed refrigerant reclaimer confirming proper disposal of all recovered refrigerant
- Closeout documentation, confirmation that all punch list items are complete; final schedule; copies of any change orders issued during the project

9. PROJECT TIMELINE AND SCHEDULING

9.1 Performance Period

The total performance period for this contract is sixty (60) calendar days from the date of Notice to Proceed (NTP), subject to equipment delivery lead times.

9.2 Key Milestones

- Milestone 1: Security Clearance Documentation Submitted to Facility Manager - No later than Day 1 after NTP
- Milestone 2: Pre-Construction Meeting with COR and Facility Manager - Day 5
- Milestone 3: Field Survey Complete - Day 10
- Milestone 4: Field Survey Report and Equipment Submittals Submitted to COR - Day 12
- Milestone 5: COR Written Approval of Equipment Submittals - Day 18
- Milestone 6: All Equipment Ordered - Day 20
- Milestone 7: Equipment Delivered to Site - Day 30 to 40 (subject to lead time)
- Milestone 8: Existing Unit Removal and New Unit Installation Complete - Day 50
- Milestone 9: System Commissioning and Operator Training Complete - Day 55
- Milestone 10: Final Inspection and Punch List Completion - Day 58
- Milestone 11: All Closeout Deliverables Submitted - Day 60

9.3 Scheduling Constraints

Any shutdown of HVAC service to occupied detention areas shall be coordinated with the Facility Manager and COR a minimum of five (5) calendar days in advance and shall not exceed four (4) continuous hours without COR written approval. As noted in Section 5.3, shutdowns shall be scheduled when ambient temperatures are forecast below 95 degrees Fahrenheit wherever practicable. If the contractor cannot complete the installation within a single day's planned window, temporary portable cooling units shall be provided by the contractor for all occupied detention areas at no additional cost to the government, subject to the COR confirming the need and approving the temporary cooling solution in advance.

11.4 Security Requirements
All contractor and subcontractor personnel performing work at the Colorado River Detention Facility shall be subject to the BIA Law Enforcement Services background check and security access requirements applicable to the facility. The contractor shall submit the full names, dates of birth, and government-issued identification information for all proposed on-site personnel to the COR at least ten (10) calendar days before the scheduled mobilization date. Personnel who do not receive access authorization shall not be permitted on-site and shall be replaced by the contractor at no additional cost to the government. The contractor shall immediately notify the COR if any cleared personnel are terminated, resign, or are replaced during the project performance period.

11.5 Indian Employment Preference
In accordance with the Indian Self-Determination Act and Colorado River Indian Tribes employment preference requirements, the contractor shall, to the maximum extent feasible, give preference in employment to qualified members of the Colorado River Indian Tribes and other federally recognized

Indian tribes. The contractor shall document outreach efforts and report on the number of tribal workers employed on this project to the COR.

11.6 Site Conditions and Housekeeping

The work areas should be kept clean on a daily basis. At the end of each workday, all tools, materials, and equipment shall be inventoried, secured, and removed from all detention areas as required by facility security protocols. Any damage to existing building components, finishes, or equipment caused by contractor operations shall be repaired to pre-existing condition at the contractor's expense. No contractor vehicles or equipment shall be parked or stored in a manner that obstructs the facility security perimeter, emergency exits, or law enforcement access.

11.7 Mandatory Pre-Proposal Site Visit

A mandatory pre-proposal site visit will be scheduled by the Contracting Officer to allow prospective contractors to inspect existing HVAC equipment, conditions, and access requirements at the detention facility prior to submitting proposals. All prospective contractors must attend the mandatory site visit; proposals from firms that did not attend may be deemed non-responsive. Site visit logistics will be included in the solicitation posted to SAM.gov and coordinated through the Facility Manager and COR.

12. EXCLUSIONS AND LIMITATIONS

The following items are specifically excluded from this Scope of Work unless separately authorized in writing by the Contracting Officer through a formal contract modification:

- Design services, engineering analysis, or construction documents beyond the field survey, load calculations, and submittals described in this SOW
- Replacement or modification of existing HVAC distribution ductwork beyond the inspection, cleaning, and repair of existing ductwork connected to replaced units, except where ductwork replacement is specifically directed by the COR in writing
- Replacement or modification of the electrical service entrance, main distribution panel, or utility metering equipment
- Any structural modifications to the building, roof structure, or slab
- Replacement or installation of building insulation, windows, or any other building envelope components
- Any painting, patching, or finish restoration beyond that required to restore a surface disturbed by HVAC installation work to its pre-existing condition
- Replacement of any facility security equipment, locking hardware, or detention-grade fixtures
- Any portable or temporary cooling equipment beyond what may be required under the temporary cooling obligation in Section 9.3
- Any work at the Colorado River Detention Facility not explicitly described in this Scope of Work

END OF SCOPE OF WORK