Keweenaw National Historical Park

25970 Red Jacket Rd. Calumet, MI 49913

Replace Two Each Heating System Boiler Units and Circulation Pumps
PMIS 257400
Drawing No:

PROJECT SPECIFICATIONS

NATIONAL PARK SERVICE
2026-03-04

TABLE OF CONTENTS

SECTION 01 10 00

DIVISION 1 SHORT FORM GENERAL REQUIREMENTS

PART 1 – GENERAL

ITEM 1 - DESCRIPTION OF WORK

1.1 Background: The Calumet and Hecla General Office Building was constructed in late 19th century; NPS reconstruction was completed in the late 1990s. The boiler and circulation pumps date to 2002 (or earlier).

These two heating units and circulation pumps provide the heat for this 29,086 square foot historic building.

This facility is the park headquarters and serves as the winter operations base for Isle Royale National Park Staff, including employees from Midwest Regional Office (NPS) and the Bureau of Land Management (BLM).

1.2 Work Covered by the Contract Documents:

A. Project Location: 25970 Red Jacket Rd., Calumet, MI 49913

B. Work consists of: The first goal of this project is to replace the two non-condensing vertical steel fire tube boiler units with (two) more efficient, condensing boiler units. Replacement units will be same size and capacity: 1/3 horsepower, 5-amp draw, single phase. The second goal is to replace both single-horse, cast iron, circulation pumps that support each of the two boiler units.

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

D. Period of performance: Work shall be completed within 90 days after award.

1.3 Existing Condition Protections:

A. Preservation of Historical and Archeological Fabric:

i. The Historic and Archeological Data Preservation Act of 1974 provides for the preservation of historical and archeological data that might otherwise be lost as the result of alterations to the terrain caused by a federal or federally licensed activity or program.

ii. IF, in connection with operations under this contract, the Contractor, subcontractors, or employees of any of them, discovers, encounters or becomes aware of any possible historical or archeological remains or data, objects or sites of cultural value on the project area, such as historical ruins, graves or grave markers, fossils, or artifacts not specifically noted within the contract. The Contractor shall immediately suspend all operations in the vicinity and continue

work in other areas outside a 50 foot radius of discovery and notify the Contracting Officer immediately. When safe to do so, follow up in writing with photographs within 2 days, giving the location and nature of the findings. No objects of cultural resource value may be removed. Contracting Officer will contact other entities as required.

iii. Where appropriate by reason of discovery, the Contracting Officer may order delays in the time of performance and/or changes in the work. If such delays and/or changes are ordered, the time of performance and contract price shall be adjusted in accordance with Changes clause.

iv. The Contractor will be responsible for protecting the cultural resources within and adjacent to the project area from damage. In addition, the Contractor will be liable for all damage to the cultural resources caused by their actions or the actions of their agents or representatives. The Contractor shall immediately notify the Contracting Officer or their representative if any damage occurs to any cultural resource and immediately suspend work in the area in which damage has occurred until authorized to proceed.

v. The Contractor agrees to include this language within all subcontracts.

B. The structure involved in the work of this Contract is a designated historic structure listed in the National Register of Historic Places. Every precaution shall be taken by the Contractor to prevent damage to existing historical materials, structural components of the building and to the surrounding area. Should any damage be incurred as a result of the Contractor's operations at the site, it shall be repaired, or the damaged materials replaced in kind by the Contractor to the satisfaction of the Contracting Officer at no additional expense to the Government.

C. There is no excavation required for this project.

ITEM 2 – PROTECTING EXISTING UTILITIES

2.1 Protecting Existing Utilities: Notify Contracting Officer (CO), Contracting Officer's Representative (COR) and utility companies as required to request location services prior to and to coordinate any excavation/digging operations, and/or for demolition if within Scope of Work.

2.2 Contractor shall be responsible for locating and preventing damage to known utilities on site or indoors. 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:

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

B. Hours for Utility Shutdowns: Shutdowns shall not exceed 2 to 3 hours. 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/kewe/learn/management/superintendent-s-compendium.htm

A. Communications: Contractor shall provide the Contracting Officer and COR with methods of communications including land and/or cell phone numbers (note some areas of work have limited service coverage), email and in case of emergency 24-hour contact options for duration of time operations.

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

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

D. Public Use of Site: Contractor shall at all times conduct operations to ensure the least inconvenience to the public. Contractor cannot work on site on the following federal holidays: May 25th, June 19th, July 3rd (recognized), September 7th.

3.2 On-site work hours: Work shall be generally performed during normal business working hours of On-site work hours: 7:30am to 4:30pm, Monday through Friday.., Monday through Friday, except when otherwise indicated. 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's Day
Inauguration 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

- 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 for construction operations. Limit use of premises to construction area as shown on site plan. Do not disturb portions of Project site beyond areas in which the Work is indicated.

B. 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.

C. Do Not disturb site outside of noted disturbance area, including earthwork, and clearing of vegetation, to:

1. N/A

Contractor shall provide appropriate matts for equipment on turf areas to reduce soil compaction. Contractor shall remediate soil compaction as directed to do so by the CO/COR.

D. Utilities

1. General: Cost or use charges for temporary facilities shall be included in the Contract Sum as required.

2. 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 construction operations without any additional permit costs. Use resources wisely and minimize waste of water.

3. 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 construction operations without any additional permit costs. Power may or may not meet your construction power tool requirements, provide generators if questionable. Use power in a resourceful manner and avoid excess power waste.

4. Sanitary Operations:

a. Toilets: Contractor shall be able to use the existing park restroom facilities, specific location to be discussed during the preconstruction meeting. The restroom facilities shall be kept in immaculate condition. At the discretion of Park personnel and/or COR; contractor may lose the use of the restroom facilities if they are not kept clean and orderly. Restroom use will be a “One strike and you’re out” policy. If restroom privileges are revoked Contractor will be required to provide a toilet for contracting personnel, sufficiently lighted and ventilated toilet facilities in weatherproof, sight proof, handicap accessible (if required), sturdy enclosures with privacy locks. Coordinate with COR for approved location.

E. Security and Protection facilities:

1. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction 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.

2. Cleaning of Equipment: The Contractor shall ensure that prior to moving on to the Project Area, all equipment, is free of soil, seeds, vegetative matter, or other debris that could contain or hold seeds. Ensure that all equipment has been pressure washed and is free of exotic species prior to start-up of operations and moving of equipment to Project Area. Equipment shall be considered free of soil, seeds, and other debris when a visual inspection does not disclose such material. Disassembly of equipment components or specialized inspection tools are not required.

3. Tree and Plant protection is not required for this project.

4. Pest Control: Follow best practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at project completion. Perform control operations lawfully, using environmentally safe materials.

5. Temporary Enclosures: Not required.

6. Hot Work Permit: Submit HW-1 Hot work permit form and receive approval from COR prior to Hot work activities commencing on site. https://www.nfpa.org/downloadable-resources/forms/hot-work-permit

3.4 Storage - Staging Areas:

A. Confine Storage of materials and equipment to the project staging area noted on the plans/aerial. Specific storage units shall be provided by the contractor and exact location within staging area shown in appendix A below may be discussed at the preconstruction briefing. All storage units provided by the contractor shall be in a clean and acceptable condition to the COR. Security of the materials and equipment on site is the Contractor's responsibility.

3.5 Preservation of Natural Features: N/A

3.6 Hauling Restrictions: Contractor shall verify and be responsible for the path accessing the site and obtaining / maintaining all local, state and federal permits/licenses associated with hauling/road requirements and dumping of materials associated with the project.

3.7 Waste Removal, Recycling, and General Housekeeping:

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

1. Contractor is responsible for providing dumpsters for waste and recycling and for removing all waste created by the project. Contractor shall recycle to the highest degree possible and empty dumpsters as necessary to avoid debris on site. Coordinate with COR for approved dumpster locations prior to commencing construction.

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

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

4. For all waste and recycling removals offsite, contractors shall provide estimates and/or tickets to quantify material weights and report back to the park, submit to COR for review and record filing.

3.8 Occupancy Requirements for Buildings:

A. Existing Buildings:

1. Full Government Occupancy: Government will occupy buildings that will be under construction during the entire contract period. Cooperate with Government during construction operations to minimize conflicts and facilitate Government usage. Perform the Work so as not to interfere with Government's day-to-day operations. Maintain existing exits, unless otherwise indicated. Contractor will maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from the CO or COR. Contractor will maintain existing building in a weather tight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

B. New /Existing Buildings Unoccupied:

1. N/A

3.9 Photo Documentation:

A. Contractor must provide existing condition, progress, and completion photos. All photos shall be in focus, show maximum range of depth of field general photo and then close up detail photo as needed. Shall be in JPEG digital form and <u>submitted preferably electronically by email</u> or optional via CD-R Archival Gold or DVD-R Archival Gold media with printed labels and 8 mega pixels minimum within 7 days from time of taken or as approved by COR.

B. Existing Condition Images:

1. Before starting construction, take color, dated, digital images of project site and adjacent property/roads/etc. that may be impacted by construction activity/traffic. Include existing items to remain or be salvaged from different vantage points and with context for location identification.

C. Construction Progress Images:

1. Document all sub-surface work/ trenches etc. prior to backfill with photos covering enough overall field view to show location and then zoom in for details. (Locations and dimensions shall also be noted on as built drawing set.)
2. Maintain organized index for photos with date, description, etc.
3. Additional images as needed when questions or emergency situations occur. Submit within 24 hours.

D. Completion Images:

1. Document all completed work within scope of work.
2. Maintain organized index for photos with date, description, etc..
3. Additional images as needed when questions or emergency situations occur. Submit within 24 hours.

3.10 Fire and Life Safety:

A. As a minimum, conduct one weekly 15 minute "toolbox" safety meetings. These meetings shall be conducted by a foreman or supervisor and attended by all construction personnel at the worksite. Topics need to coincide with work scheduled for the following week. Document and submit meeting minutes to the CO and COR within one day after the meeting and document the meetings on the daily reports.

B. Comply with the requirements of NFPA 241 (Standard for Safeguarding Construction, Alteration, and Demolition Operations). Take all necessary precautions to prevent fire during construction. Provide adequate ventilation during use of volatile or noxious substances.

C. Store and handle hazardous materials in accordance with manufacturers 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.

1. Immediately report all spills of hazardous materials to the CO, COR, and park.
2. Maintain a spill emergency response kit.
3. Train employees how to respond to a spill and use the emergency response kit.

3.11 Noise and Acoustics Management

A. Contractor shall not have personal radios or other media sources and they shall not be broadcast within NPS property.

B. Noise Control: Perform operations to minimize noise. Perform noise-producing work in less sensitive hours of the day or week as directed by the Contracting Officer or COR.

C. Repetitive and/or intermittent, high-level noise: Permitted only during Daytime.
   a) Coordinate with COR prior to execution

ITEM 4 - COMMENCEMENT, PROSECUTION, AND COMPLETION

4.1 The Contractor shall commence work in accordance with the terms and conditions of the contract. Contractor shall coordinate and incorporate long lead and delivery time items within the schedule.

ITEM 5 - EXAMINATION OF THE SITE

5.1 All bidders are urged to visit the job site and examine existing conditions before submitting bids. Contractors will be accountable for understanding existing conditions. No cost changes for items visible during site visit will be allowed.

ITEM 6 - ABBREVIATIONS

6.1 The list of abbreviations, standards and organizations which may be used in/referred within the Construction Specifications or Special Provisions, may be found linked from the listed page below. On the home page, follow the link under **"Contracting and Procurement"** labeled **"NPS Reference Standards."** https://www.nps.gov/orgs/1671/do-business-with-us.htm

ITEM 7 - ACCIDENT PREVENTION

7.1 Description: The work of this section consists of establishing and implementing an effective accident prevention program (APP) and providing a safe environment for all personnel and visitors.

7.2 Qualification of Employees:

A. Ensure that employees are physically qualified to perform their assigned duties in a safe manner to include operators of vehicles and equipment. Provide operating instructions for all equipment.

B. Do not allow employees to work whose ability or alertness is impaired because of drugs, fatigue, illness, intoxication, or other conditions that may expose themselves or others to injury.

7.3 Accident Reporting: The Contractor shall report all accidents to the CO and COR as soon as safely possible and assist the CO and COR and other officials as required in the investigation of the accident.

7.4 First Aid Facilities: Provide access to facilities for the number of employees and appropriate to the hazards associated with the types of ongoing construction work at the site.

7.5 Emergency Instructions: Post telephone numbers and reporting instructions for ambulance, physician, hospital, fire department, and police in conspicuous locations at the work site.

7.6 Personal Protective Equipment (PPE): It is the Contractor's responsibility to require all those working on or visiting the site to wear necessary protective equipment at all times.

A. PPE must meet requirements of applicable ANSI standards. Selection shall conform to OSHA 29CFR 1926 Subpart E.

B. A hard hat use area shall be designated by the Contractor. The hard hat area shall be posted by the Contractor in a manner satisfactory to the Contracting Officer.

C. All PPE will be serviceable at all times. At a minimum, maintain 2 sets of PPE including hard hats and all other Accident Prevention Plan required equipment.

7.7 Hazardous Materials: It shall be the responsibility of all operators and contractors, functioning within the park to properly cleanup, mitigate and remediate if necessary, all unauthorized discharges of hazardous materials or non-hazardous chemical and biological products released from fleet and/or other support vehicles or stationary sources. Response shall be consistent with guidelines established by federal, state, and local regulations, and as outlined within the operator's Safety or Hazardous Materials Business Plan.

A. If a spill, leak, or other release occurs, the operator shall as soon as possible, without impeding cleanup, notify the local 911 Emergency Response, COR and or the National Park Service Emergency Dispatch.

ITEM 8 – TEMPORARY SERVICES

8.1 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 9 - PROJECT CLOSEOUT

9.1 Description: The work of this section consists of final cleanup, closeout submittals, final inspection procedures working toward Final Acceptance.

9.2 Cleaning: Remove all tools, equipment, surplus materials, and rubbish. Move attic stock to location coordinated with COR. At time of final inspection, project shall be thoroughly clean and ready for intended use. Inspector holds the right to reschedule if project is not ready for inspection.

9.3 Completion and Final Inspection: Contractor shall submit written certification of project completion and request a final inspection to the Contracting Officer and COR. The Contracting Officer or designee will make an inspection within 10 days of receipt of request or at a mutually agreeable time.

A. If the work is determined to be complete following the final inspection with minor comments, the COR will prepare and provide the Contractor a Punch List noting outstanding items to be addressed.
B. If the work is not determined to be complete following the final inspection, the Contracting Officer will notify Contractor in writing, stating reasons. Contractor, after completing the work according to the Contract Documents, shall resubmit completion and request a new final

inspection. Re-inspection costs may be charged against the Contractor in accordance with the Inspection of Construction contract clause.

C. Contractor shall complete the Punch List within 30 calendar days, or a time directed by the CO.

D. Once Contractor completes all items of work on the Punch List and all contractually required items are accepted, Contracting Officer will issue Letter of Final Acceptance of Work and request the final pay application.

E. If the Contractor fails to complete the work within the time frame, the Contracting Officer may correct the work with an appropriate reduction in contract price or charge for re-inspection costs in accordance with the Inspection of Construction contract clause.

F. Disposition of any permits and warranties required by the specifications in this section.

9.4 Warranties

A. Warranty shall be based on date of final acceptance of the work and remain in effect for one year.

B. Provide all manufacturer warranty information of products installed organized by Division. 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.

ITEM 10 - DEFINITION OF CONTRACT LINE ITEMS

10.1 Summary

A. The intent of this section is to explain, in general, what is and what is not included in a contract line item, and the limits or cut off points where one item ends, and another begins.

B. If no contract line item exists for a portion of the work, include the costs in a related item.

10.2 List of Contract Line Items

A. Contract Line-Item No. CLIN 0001:

- Boiler Removal and Disposal "Contractor shall furnish all labor, equipment, and materials to safely disconnect, dismantle, and remove the existing boiler system(s), Triad Model # GPS-395-SH-I, SN: 56929 and 56927, from their current location. Work includes draining the system, capping fuel and water lines, and legally disposing of the unit and all associated hazardous materials (e.g., asbestos insulation or residual fuel) in accordance with local and federal regulations."

- Circulation Pump Removal "Provide for the removal of two circulation pumps. Task includes isolating electrical power, closing isolation valves, draining remaining fluid into a container, and removing the pump from the piping manifold. Contractor shall ensure all open piping ends are properly capped or plugged to prevent system contamination."

- Installation of Boilers and Circulation Pumps "The Contractor shall provide all labor, materials, equipment, tools, transportation, and supervision to install, and commission two Condensing Boiler(s) and two Circulation Pump(s) at 25970 Red Jacket Rd, Calumet, Michigan 49913, the Calumet and Hecla General Office Building, Keweenaw National Park Headquarters. Work includes piping connections, electrical wiring, testing, and disposal of old equipment in accordance with manufacturer specifications and local codes."

- Boiler Unit Maintenance and Serviceability "The Contractor shall provide a boiler brand and type that is available for commercial sale and able to be serviced by trained technicians who are within a 50-mile radius of Calumet, Michigan."

END OF SECTION

Appendix A Project Photos

TRIAD

Appendix A Project Photos

Appendix A Project Photos

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