6/25/2026

Statement of Work
HVAC Replacement
Great Bay National Wildlife Refuge
3 Arboretum Dr, Newington, NH
US Fish and Wildlife Service

1. **General Information**
    a. The project is located at Great Bay National Wildlife Refuge, 3 Arboretum Dr, Newington, NH, administered through Parker River NWR, 6 Plum Island Tpke, Newburyport, MA 01950.
    b. The building in need of HVAC replacement is the refuge office, a 32x66 double-wide trailer of 2,057 sq ft that includes 6 individual closed-door offices, a conference room, two restrooms, a reception area, and a utility closet containing the furnace.
    c. This statement of work requires removal and replacement of one propane furnace and one outdoor 3.5ton condensing unit. Work will include removal of existing ductwork and installation of new sheet metal ductwork.
    d. The installing Contractor's shop must be within reasonable commuting distance (60 miles) of the project site. The Contractor must be a licensed mechanical contractor in the State of New Hampshire and must use licensed and certified workers and subcontractors for all trades involved in the installation.
    e. Physical Security: The contractor shall be responsible for safeguarding all government equipment, information, and property provided for contractor use. At the close of each work period, government facilities, equipment, and materials shall be secured.

2. **Scope**
    a. In accordance with the work requirements below, the Contractor shall remove the existing indoor propane furnace, outdoor condensing unit, existing ductwork, and any other unused components and materials.
    b. The Contractor shall furnish and install one replacement high efficiency, Energy Star compliant HVAC system, including all new sheet metal ductwork, condensate handling, equipment pads (if needed), all associated electrical power and control wiring, refrigerant piping, insulation, and all other incidental materials required for a complete and operational system.
    c. The Contractor shall visit the building, review existing conditions, and provide a proposal to furnish and install the replacement HVAC system. Existing HVAC equipment and associated items shall be disconnected and removed

from the project site. Any existing refrigerants or hazardous waste must be properly disposed of in accordance with State and Federal regulations.

3. **Work Requirements**
    a. The contractor shall remove and legally dispose of the existing furnace, condensing unit, ductwork, and any unused components and materials. Disposal shall comply with all State and local regulations.
    b. Electrical cables, conduit, disconnect switches, circuit breakers, or other electrical devices may be reused only if found to be in good condition by a licensed electrician.
    c. One new exterior 3.5-ton condensing unit and one matching indoor furnace/air handling unit shall be provided, with heating and cooling capacities equal to or greater than the existing equipment.
        i. Existing Indoor unit: Nordyne model M1SB 086A BW, Serial M1B010104021
        ii. Existing Outdoor unit: 3.5 ton condenser Miller model S3QA042KA, serial S3Q000754431, compressor code JK
        iii. New equipment shall utilize refrigerant meeting new national and state code requirements.
    d. New equipment shall utilize refrigerant meeting current national and state code requirements.
    e. Install new equipment with a minimum Seasonal Energy Efficiency Rating (SEER) of 15 and Energy Star certification. Provide new equipment pads or elevated stands if needed to accommodate manufacturer recommendations.
    f. Install the indoor furnace/air handler and connect new ductwork. Provide all required ductwork, hangers, fittings, and transitions for a complete system.
    g. If heating ductwork below the floor is abandoned (due to installing ductwork above the ceiling or installing mini-splits) a means must be provided to prevent freezing of any piping below the floor. All existing floor registers must also be sealed appropriately.
    h. If re-using any existing duct materials, e.g., below the floor registers, ducts must be professionally inspected, repaired as needed, and cleaned by a certified cleaner.
    i. If heating ductwork is installed in the unheated attic above the ceiling, a minimum of two inches of duct insulation and vapor proof jacket shall be provided. New ceiling diffusers for each conditioned space shall also be installed.

j. Provide all incidental materials required for a complete HVAC installation, including piping, insulation, valves, sensors, alarms, controls, and electrical wiring.
k. Replace all refrigerant piping and provide new filter driers. Refrigerant piping insulation shall have all-weather jackets and UV protection.
l. Insulate ductwork and piping at equipment connections.
m. Maintain and protect existing facilities from damage during demolition and installation. Protect the building structure and interior from weather, leakage, and damage.
n. Provide MERV 13 minimum pleated air filters with the new air handler.
o. All work performed shall be in accordance with equipment manufacturers' specifications.
p. Perform startup operations with Refuge personnel present and provide maintenance training for the new HVAC system.
q. The Contractor is responsible for scheduling and coordinating all work with the Refuge Manager.

4. Warranty

a. One-year warranty on complete installation, including parts and labor.
b. Manufacturer's compressor warranty minimum of 5 years.

5. Standards

a. All materials, work, and testing shall comply with the International Mechanical Code (IMC), all applicable local building codes, and the latest versions of the following standards. If there is a conflict between standards the more rigorous standard will apply:
    i. American Society of Mechanical Engineers (ASME)
    ii. American Society for Testing Materials (ASTM)
    iii. National Electric Code (NEC)
    iv. Air Conditioning, Heating, and Refrigeration Institute (AHRI)
    v. American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
    vi. National Fire Protection Association (NFPA)
    vii. Sheet Metal and Air Conditioning Contractors' National Association (SMACNA)
    viii. Energy Star Certification

6. Submittals

a. Material submittals consisting of manufacturer's technical product specifications shall be provided for Government approval before ordering or installing materials.
b. On-site field investigation and measurements shall be completed prior to procuring HVAC units to ensure proper fit.

7. Deliverables

a. Provide all labor, materials, and expertise necessary to meet project requirements.
b. Provide all Operations and Maintenance manuals and warranty information to the Refuge.
c. Install all materials required for a complete HVAC system.
d. Upon completion, HVAC equipment shall be fully operational.
e. Remove and properly dispose of all old equipment and debris; provide disposal receipts.
f. Provide training to Refuge staff on operation and programming of all equipment.

8. Alternate Pricing

a. Heat Pump Option: Install an EnergyStar mini-split system, compliant with latest International Building Code for indoor refrigerant piping and providing adequate heating and cooling coverage for the total building, after an onsite review of all conditioned spaces.

9. Period of Performance To be determined. If delays are expected, the Contractor must notify the Refuge Manager as soon as possible.

10. Inspection and Acceptance

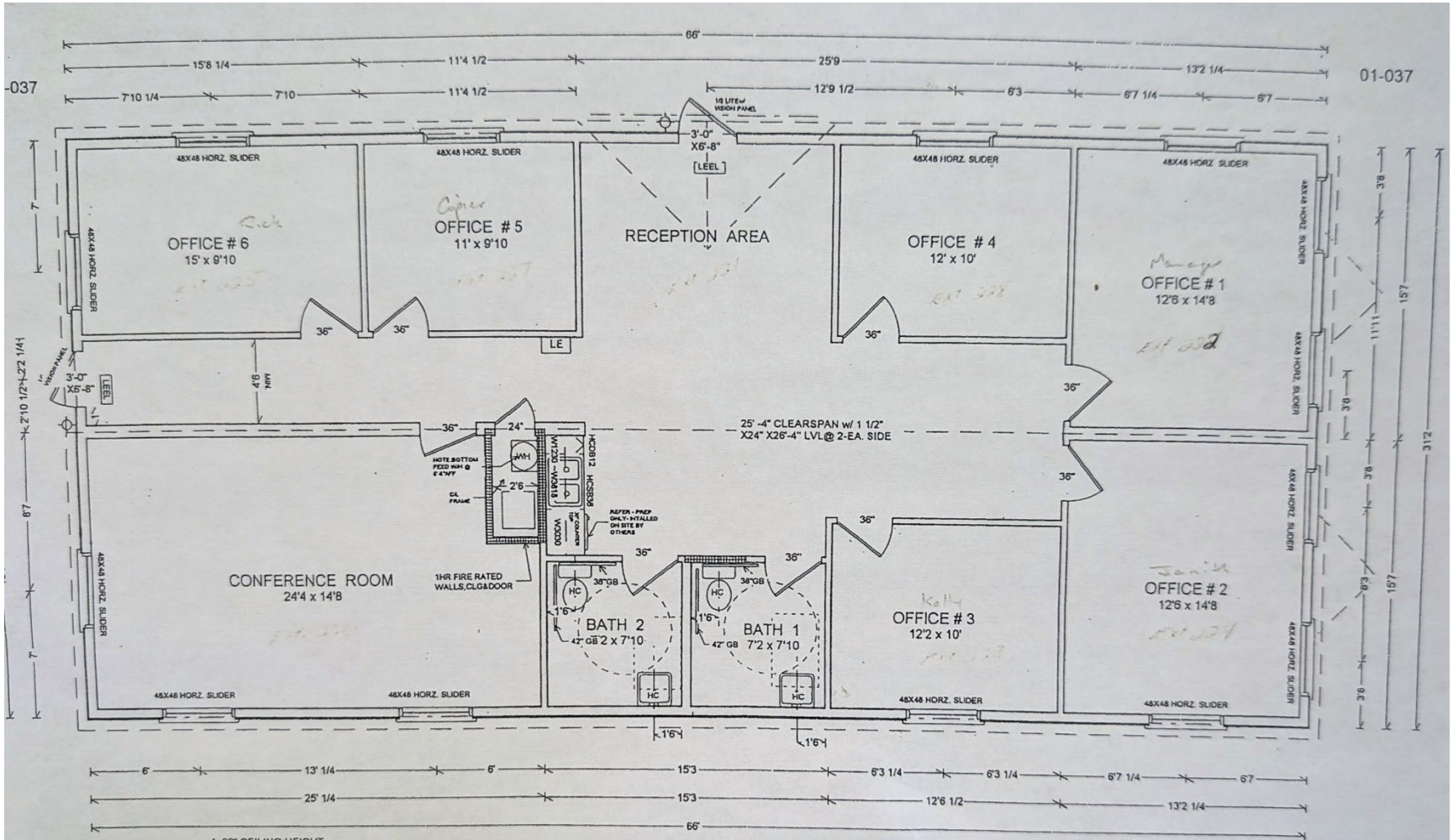
a. The Government reserves the right to inspect all phases of work and will conduct a final inspection prior to acceptance. The Contractor shall notify the Refuge Manager at least five business days prior to scheduling the final inspection. The Contractor shall train staff in system operation, temperature control, and routine maintenance.
b. Evaluation and acceptance will be determined by the COR and CO.

11. Project Safety

a. The Contractor shall comply with all Occupational Safety and Health Administration (OSHA) requirements, including 29 CFR 1910 and 29 CFR 1926, during all phases of work.

12. Site Visit

a. Site visit will take place on August 19, 2026 between 10am and 1:30pm
b. Site visit address: Great Bay National Wildlife Refuge, 3 Arboretum Dr, Newington, NH.



1. 90" CEILING HEIGHT
2. R-19 KRAFT FACED INSULATION @ ALL EXTERIOR WALLS & (HATCHED WALL R-11).
3. R-11 UNFACED INSULATION @ ALL OTHER INTERIOR WALLS
4. ARTIFICIAL LIGHT HAS BEEN ADDED IN COMBINATION w/ NATURAL LIGHT TO ACHIEVE SIX FOOT CANDLES @ 30" ABOVE FINISHED FLOOR.
5. NATURAL VENTILATION IS PROVIDED AT A GREATER THAN 4% OF FLOOR AREA.
6. MANUAL FIRE ALARM SYSTEM REQUIRED & INSTALLED BY OTHERS
7.4/12 ROOF PITCH; 60LL w/ SUSPENDED CLG

32X66 OFFICE BUILDING SPECIAL w/ FURNACE

LIVING AREA
2057 sq ft

NOTE: 50# LL FLOORS @ OFFICES
100 # LL FLOORS @ CORRIDORS, RECEPTION AREA & CONFERENCE RM

OCCUPANCY;= 20 PERSONS

CHIEF/2001 COMM/01-037 32X66 OFFICE B

SCHIAVI-GREAT BAY WILDLIFE REFUGE /
REV.FLIP E/E&S/S MOVE KI.AREA&FURNACE ILO BARD
REV. 1-26-01 MOVE FURNACE TO CONF.RM;DELETE WINDOW@CONF & MOVE IT TO OFFICE#1

LE — ILLUMINATED EXIT SIGN w/battery backup

LEEL — COMBO ILLUMINATED EXIT SIGN/EMERG.LT. W/BATTERY BACKUP (SINGLE FACE, w/ PHOTO CELL)