Statement of Work

Title of Project: Geothermal HVAC System Change Out & Commissioning

Project Location: U.S. Fish & Wildlife Service, Rainwater Basin Wetland Management District, 73746 V Road, Funk, NE 68940

1. General

1.1 Summary.

The Contractor shall furnish all labor, materials, tools, equipment, transportation, and supervision necessary to perform a full geothermal HVAC system change out, including replacement of three ClimateMaster heat pump units and associated loop field services, ductwork/sheet metal adjustments, commissioning, and delivery of controls/thermostats. Work shall comply with all applicable codes and US Fish and Wildlife Service (FWS) protocols.

1.2 Contractor Qualifications.

- Maintain active registration in SAM.gov.
- Provide qualified HVAC mechanics experienced with geothermal systems.
- Follow federal, state, and local codes.
- Must have geothermal HVAC installation experience.
- Follow all FWS safety, security, and operational protocols

2. Place of Performance & Period of Performance

2.1 Work Location:

Rainwater Basin Wetland Management District 73746 V Road, Funk, NE 68940

2.2 Performance Period:

Begins upon Notice to Proceed. Complete within 90 days. Estimated time frame of notice to begin and project completion: 9/21/2026 to 12/30/2026.

2.3 Working Hours:

Monday–Friday, 8:00 a.m.–4:30 p.m.

2.4 Non-duty hours:

Evenings, weekends, and Federal holidays. New Year’s Day, Martin Luther King JR.s’s Birthday, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veteran’s Day, Thanksgiving Day, Christmas Day).

3. Scope of Work

3.1 Remove existing geothermal HVAC units.
- Isolate, drain, and disconnect existing damaged heat pumps
- Disconnect Aprilaire dehumidifiers and Air Scrubbers from existing heat pumps
- Demo and remove existing Climate Master unit

3.2 Provide and install three geothermal heat pump units (quantities and capacities as specified in Salient Characteristics document.) (2.5 ton, 3 ton, 3.5 ton)
3.3 Reconnect hydronic lines, condensate lines, and electrical feeds
3.4 Reconnect Aprilaire dehumidifiers and Air Scrubbers from existing heat pumps
3.5 Install Microprocessor-based HVAC system controller, Electronic Expansion Valve and Soft starter for compressor
3.6 Perform sheet metal/ductwork modifications.
3.7 Refill and purge system to restore proper geothermal flow
3.8 Provide and configure touchscreen thermostats.
3.9 Perform commissioning and testing.
3.10 Validate operational performance including safeties.

4. Deliverables

- Removal of old geothermal ClimateMaster units (3).
- Fully installed and operational geothermal heat pump units (quantities and capacities as specified in Salient Characteristics document.)
- Loop flush/purge verification.
- Commissioning documentation.
- Warranty documentation.

5. Data Management Plan: N/A

6. GFE/GFI Government Furnished Equipment/Information:

Government will provide site access and any available system documentation.

7. Evaluation & Acceptance

Acceptance requires full operational verification and completion of deliverables.

8. Quality Control / Quality Assurance

Contractors shall maintain HVAC industry standards.

9. Points of Contact

9.1 Technical Coordinator:

[redacted]

[redacted]

9.2 Secondary POC:

[redacted]