

Forest Service

US Department of Agriculture (USDA)



Statement of Work

Athens North Building HVAC Drainage Update

Forestry Sciences Laboratory
Athens, GA

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General Information

1.0 Project Location

320 East Green St

Athens, GA

33.941746, -83.373964

<https://goo.gl/maps/4Axs6CkiXBDbUVAv5>

2.0 Scope of Work

- Condensate drain update:
Extensive renovation to the existing HVAC condensate drainage system to eliminate low spots in the drainage piping and improve overall performance and reliability of the drainage system
- Boiler Make up water backflow preventer replacement
Remove and replace 1" RPZ backflow preventer

3.0 Background

The North Building (16-0001-ATH) is a 27,934 square-foot building, constructed in 1968. The building is a two-story concrete and brick structure. The building is primarily used as office space, with some supporting research laboratory and storage space. The building will be occupied during the execution of this work.

The HVAC system is a four-pipe heating/cooling configuration consisting of:

- one 1MMBTU/hr natural gas boiler;
- one 90-ton air-cooled chiller;
- 11 single zone air handling units;
- 78 fan coil units.
- two hot water circulating pumps
- two chilled water circulating pumps

All system components, except for main circulation and drainage piping, were replaced in the last 10 years (FCU/AHU, 2012; Chiller, 2014, Boiler, 2015).

There have been recurring condensate issues with several air handlers during cooling season due to the length and inadequate slope of the current gravity drainage piping sections above the ceiling in the hallways. The PVC drainage piping also appears to have several sags along the horizontal sections. The drainage issues are primarily located in the South and West hallways on the first floor and the East hallway on the second floor.

See attached NB-HVAC Condensate Drain.pdf drawings for general layout and other reference information.

No hazardous materials are expected to be encountered during the execution of work under this Scope of Work. If suspected hazardous materials are encountered during the execution of work, avoid further work in the area and contact the COR.

Contractor Requirements

4.0 Technical Requirements/Tasks

4.1 Condensate drain update

The evaluation of contract proposals includes a review of technical proposals describing the Contractor's proposed solution to the drainage issues described in the SOW.

Upon award, the Contractor shall proceed with replacement of the designated condensate drainage piping to eliminate the issues resulting from inadequate slope and sags within the existing piping in accordance with the solution described in the technical proposal, which will be incorporated into the contract upon award. As part of the implementation of the approved solution, remove suspended ceiling tile and grid to fully expose the work area. Temporarily support lighting fixtures as needed. Replace ceiling tile and grid with new material to match existing. Reinstall existing light fixtures in their original location.

NOTE: To ensure reliable performance of the installed work over the long term, work under this task will be subject to an extended construction warranty beyond the 1-year period prescribed in FAR 52.246-21 Warranty of Construction. The requirements described in FAR 52.246-21 shall apply for 3 years beyond the date of final acceptance of the work.

4.2 Boiler makeup water backflow preventer replacement

Remove and replace existing Reduced Pressure Zone (RPZ) backflow preventer and associated drain funnel and piping on the makeup water line to the boiler located above the boiler in the basement mechanical room of the North Building. The new backflow device shall have equal or better performance and an equal or lower hazard classification than the existing device. The backflow prevention devices must be listed by the Foundation for Cross-Connection Control & Hydraulic Research, or any other approved testing laboratory having equivalent capabilities for both laboratory and field evaluation of backflow prevention devices and assemblies. Reduced pressure principle assemblies, double check valve assemblies, atmospheric (nonpressure) type vacuum breakers, and pressure type vacuum breakers shall meet the above requirements. Backflow preventers with intermediate atmospheric vent shall conform to ASSE 1012. Reduced pressure principle backflow preventers shall conform to ASSE 1013.

5.0 Submittals

Item No.	Deliverable	Objective	Due
1	Condensate Drainage Product Data	Describe the full range of products to be incorporated into the project to support future maintenance activities – PDF format with comments as necessary to indicate selected options on installed equipment	No later than ten (10) business days after award
2	Backflow Preventer Product Data	Describe the full range of products to be incorporated into the project to support future maintenance activities – PDF format with comments as necessary to indicate selected options on installed equipment	No later than ten (10) business days after award
3	Condensate Drainage As-Built	Document the final configuration of the condensate drainage system to support future maintenance activities – PDF Format, a CLEARLY LEGIBLE scanned version of a manually updated drawing is acceptable	Prior to submission of final invoice

6.0 Government Furnished

Access to the work site during normal business hours (0730-1700 M-F, excluding Federal Holidays)
 Parking and storage areas in the vicinity of the work area. Coordinate final locations with Site Point of Contact (SPOC).
 120V power supply in the vicinity of the work area. Contractor shall provide any required extension cords.
 Potable water supply in the vicinity of the work area. Contractor shall provide any required hoses.
 Access to public restrooms.

7.0 Travel

Travel costs associated with the work shall be included in the overall fixed price provided in response to this SOW.

8.0 Contractor’s Key Personnel

Contractor’s Key Personnel and associated key duties are noted below. Any proposed changes to Key Personnel shall be approved by the COR prior to implementation.
 Onsite Project Superintendent – Employee of the Prime Contractor, onsite to oversee all contract related activities.

9.0 Government’s Key Personnel

Contracting Officer (CO): TBD
 Contracting Officer’s Representative (COR): Jason Anderson, Jason.L.anderson@usda.gov, 828-712-1923
 Site Point of Contact (SPOC): Ed Vaughan, edwin.w.vaughan@usda.gov, 706-424-4131

10.0 Schedule

The Contractor shall begin performance within 14 calendar days and complete it within 180 calendar days after receiving Notice to Proceed (NTP) from the Contracting Officer.

11.0 Security Requirements

Contractor's employees and subcontractors are required to check in with the SPOC every day prior to beginning work. The SPOC will coordinate daily requirements for sign in and provide access to work areas as needed.

12.0 Clean Up/Disposal

Contractor shall provide daily removal of work-related debris and trash from the building to the disposal location. Contractor shall provide final cleaning to restore workspace to original condition or better. The onsite dumpster for regular office use is NOT available for use by the Contractor.

The Contractor is encouraged divert as much material as possible from disposal in a solid waste landfill by utilizing salvage businesses for the recyclable content generated from the work.

13.0 Data Rights

N/A

14.0 Section 508 – Electronic and Information Technology Standards

N/A

Attachment

NB-HVAC Condensate Drain.pdf