APPROVED
By CERS at 4:47 pm, May 19, 2026

S&E Project- Replace Cooling Tower at Dayton Manor

STATEMENT OF WORK

MDC BROOKLYN

REPLACE COOLING TOWER AT DAYTON MANOR

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GENERAL

INTRODUCTION

A. It is the intent of this solicitation to secure a contractor to remove the existing Baltimore Aircoil Company (BAC) cooling tower and replace it with a new BAC Cooling Tower, model VT1-N240-P. The contractor shall be responsible for the complete removal and disposal of the old tower, installation of the new tower, and the installation of a new Variable Frequency Drive (VFD) with control panel. All required electrical work, piping, flanges, hardware, and associated installation components must be included. The contractor will also perform system startup and ensure proper operation of the new unit. The cooling tower is located at ground level behind the Dayton Manor Apartments.

LOCATION OF WORK

A. The job site is a federal property, occupied by the Federal Bureau of Prisons and is located at 9325 Ft. Hamilton Parkway, Brooklyn, New York 11209.

WORK HOURS

A. The working hours are typically Monday through Friday, from 7:00 AM through 3:00 PM, excluding federal holidays and other days specifically designated by the Contracting Officer's Representative (COR).

SPECIAL CONSIDERATIONS

A. The contractor will be permitted to have crews working in specified areas only and be escorted while on federal premises.

B. Availabilty of utilities: The government will furnish normal amount of electric at exisiting outlets as needed for work to be performed under the contract at no cost to the contractor, as well as water and restrooms.

SUMMARY OF WORK

A. The Contractor shall provide all equipment, materials, labor and technical expertise for installation of new cooling tower and associated equipment.

B. The purpose of this order is to provide the necessary level of professional and technical support required to facilitate the overall objectives of the Federal Bureau of Prisons, Metropolitan Detention Center, Brooklyn, New York. The objective of this task is to remove and replace one cooling tower and all associated equipment and VFD with controller. The Contractor shall provide all services, personnel, materials, and related

equipment to perform the work delineated herein.

DEFINITIONS AND APPLICABLE DOCUMENTS

DEFINITIONS

A. Owner: Federal Bureau of Prisons, Metropolitan Detention Center Brooklyn

B. Contractor: The term contractor as used herein refers to both the primary and/or subcontractors. The contractor shall comply with all the provisions of this contract.

C. Contracting Officer Representative (COR): Person whom the contracting officer (CO) will designate by name and or position title to act as a liaison between the contractor and CO on compliance, as well as matters pertinent to this contract.

SCOPE OF WORK

A. Project Overview

The contractor shall provide all labor, materials, equipment, tools, transportation, and supervision necessary to remove the existing Baltimore Aircoil Company (BAC) cooling tower and install a new BAC Cooling Tower, model VT1-N240-P, including all associated electrical, mechanical, and control components. Work will take place at ground level behind Dayton Manor Apartments.

B. Demolition & Removal

- Disconnect all electrical, mechanical, and control connections from the existing cooling tower.
- Drain and remove all water from the system in accordance with environmental regulations.
- Dismantle and remove the existing BAC cooling tower from the site.
- Remove and dispose of all debris, piping, hardware, and materials per local, state, and federal disposal requirements.
- Protect adjacent structures, landscaping, and utilities during removal operations.

C. New Cooling Tower Installation

MDC Brooklyn
80 & 100 29th Street, Brooklyn, NY

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- Receive, unload, and stage the new BAC VT1-N240-P cooling tower.
- Inspect the existing concrete pad or support structure; notify owner of any deficiencies.
- Install the new cooling tower per BAC manufacturer specifications.
- Ensure proper leveling, anchoring, vibration isolation, and structural stability.
- Install all required hardware, fasteners, gaskets, and mounting components.

D. Mechanical Piping & Components
- Disconnect and modify existing supply and return piping as required for proper fit-up.
- Provide and install new flanges, gaskets, valves, strainers, and adapters as needed.
- Reconnect all piping to the new cooling tower.
- Insulate piping where required.
- Perform hydrostatic or pressure testing to verify leak-free connections.

E. Electrical Work
- Provide and install all electrical wiring, conduit, breakers, disconnects, and terminations required for the new cooling tower and VFD.
- Ensure compliance with NEC, local codes, and manufacturer requirements.
- Provide grounding and bonding for all equipment.
- Label all circuits, conduits, and control wiring.

F. Variable Frequency Drive (VFD) & Control Panel
- Install a new VFD for the cooling tower fan motor.
- Install a new control panel with all required safety interlocks, alarms, and operational controls.
- Integrate VFD and controls with existing building automation systems (if applicable).
- Program VFD for proper fan speed control, ramping, and operational sequences.

G. Startup, Testing & Commissioning
- Perform initial system fill, flushing, and operational checks.
- Verify proper fan rotation, water flow, and VFD operation.
- Test all electrical and control functions.
- Balance water flow as required.
- Perform full operational startup in accordance with BAC guidelines.
- Document all test results and provide commissioning report.

H. Closure of Work

1. Contractor shall provide five (5) year warranties for all labor and materials provided from date of substantial completion.
2. Contractor shall provide training to BOP staff for operation, maintenance and trouble shooting of all new system and equipment.
3. Contractor shall provide all data sheets and maintenance manual for all new system and equipment.

PLANS AND SPECIFICATIONS:

A. It is the intent that this be a completed project as far as the contract documents are set forth. It is not the intent that different phases of work on this project be delegated to various trades and subcontractors by the contract documents. The contractor must make their own contracts with various subcontractors, setting forth the work these subcontractors will be held responsible for. The prime contractor alone will be held responsible for the work of his / her subcontractors. The contractor is required to have his subcontractors comply with all Owner and PRIME CONTRACTOR safety and security requirements.

B. If the contractor feels a conflict exists between what is considered good practice and these specifications, the contractor shall state in writing all objections.

C. Contractor takes responsibility for furnishing quality materials and for providing specifications and recommendations for their proper installation.

D. The Contractor shall adhere to all standards of the references and publications published by National Electrical Code (NEC), Electronic Industries Association (EIA), Institute of Electrical and Electronics Engineers, National Electrical Manufacturers Association (NEMA), National Fire Protection Association (NFPA), Underwriters Laboratories (UL), Life Safety Code, FBOP Design Guidelines, and all other applicable Federal, State and Local laws and codes.

WORK BY CONTRACTOR.

A. Contractor shall be responsible for the full and adequate protection of the Owner's facilities, personnel, equipment, products and materials, as well as protection of its own employees and equipment. There shall always be a supervisor on site, while work is being performed. All workers involved in this project shall have appropriate training and licenses required. Contractor shall comply with all manufacturer's specifications,

applicable federal, state, and local codes and requirements, as well as OSHA, EPA, and NIOSH requirements.

B. Material Safety Data Sheets (MSDS) for any chemicals are to be provided to the Contracting Officer's Representative (COR) and approved by the Safety Department prior to use and storage at this location.

EXTRA WORK

A. Change orders will not be approved for any reason other than items that were totally unforeseen. Any unforeseen items should be immediately brought to the attention of Contracting Officer's Representative (COR).

UNAUTHORIZED WORK

A. Work performed which is not provided for in the Contract, and work done beyond limits shown on the Plans or as directed, or extra work done without written authorization will be considered unauthorized, and shall be at the expense of the contractor, and will not be measured or paid for by the Owner.

OWNER OCCUPANCY

A. The government will occupy the site during the entire period of this project. Full cooperation with the government representatives during the construction operations is required, so to minimize conflicts and to facilitate government usage. Performance of the work is to be, so as not to interfere with the government operations. Any work that may disrupt the building tenants must be scheduled at times other than normal business hours. The cost of all work performed by the contractor outside the normal working hours shall be included in the contractor bid.

RESTORATION AND CLEAN-UP

A. During the construction period, the contractor shall remove all waste materials from the work areas daily.

B. Upon completion of the work and before acceptance and final payment is made, the work areas shall be cleaned of all rubbish, excess materials, temporary structures, and equipment; and all parts of the work shall be left in a neat, presentable condition, satisfactory to the Owner. This work shall be considered incidental to the overall project,

and no additional compensation will be allowed.

C. The removal and disposal of all waste generated by this project is the responsibility of the contractor. All waste is to be disposed of in accordance with all federal, state and local laws.

DELIVERABLES AND SCHEDULE

A. The contractor shall supply all software, data and/or drawings required.

B. All deliverables shall be submitted under official company letterhead signed by a designated company representative. The cover letter shall be addressed to the Contracting Officer Representative, unless otherwise directed

C. All deliverables are intended to become property of the Federal Bureau of Prisons upon completion and acceptance of this contract.

PERIOD OF PERFORMANCE

A. This agreement shall have a Period of Performance (POP) consisting of 210 days, beginning at the official notice, to proceed.