

**Housing Authority of the County of Stanislaus  
HVAC Replacement – Bid 10901  
Modesto Public Housing CA026017-A**

**GENERAL**

**A. Scope**

1. The Contractor will provide all tools, equipment, material and labor necessary to remove existing HVAC equipment, thermostats and disconnect boxes and replace it with the equipment specified in this document. Work will be conducted in 37 units identified in this document.
2. The contractor will remove and dispose of the existing HVAC equipment, thermostats and electric disconnect boxes.
3. The contractor will be responsible for making all necessary modifications to the existing return ducts and plenums to accommodate the proper installation of the new equipment and any duct sealing needed to comply with current energy regulations.
4. New disconnect boxes, thermostats, flexible gas lines and any other incidental equipment or materials necessary for the installation of a complete working system shall be installed by the contractor.
5. New flue pipes and condensate drains will be installed as necessary for the proper installation and operation of the new furnaces. Contractor will be responsible for cutting, patching, texturing and painting walls as necessary to accommodate the installation of the new condensate drains. All work will be done in accordance with current building, mechanical and energy codes and regulations.
6. Line sets will need to be replaced on **3 ton** units. Contractor will be responsible for cutting, patching, texturing and painting walls as necessary to accommodate the installation of the new line sets. Where line sets will be run along the exterior of the buildings, they will be covered with sheet metal line set covers which are painted to match the exterior of the buildings. All work will be done in accordance with current building, mechanical and energy codes and regulations.

**B. Licenses and Qualifications**

1. The Contractor and all subcontractors must hold a valid California Contractor's Licenses in the areas of work to be performed.

2. Provide adequate number of experience workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified.
3. All work shall be of highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction.
4. Provide at least one thoroughly trained and experienced superintendent on the job site at all times while work is in progress.

**C. Wages**

1. Federal prevailing wages will be paid in accordance with the Davis-Bacon Act. Please refer to the wage decision in **Section D** of the bid packet.
2. For classifications where no wage rate is listed in the enclosed wage determination, bidders will use their current typical wage rates paid for job those classifications when figuring their labor costs. Bidders will disclose the number of hours and the wage rates used for each job classification and submit this on company letterhead along with their bid.

**D. Safety**

1. The contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related. **Safety shall be the responsibility of the contractor.** All related personnel shall be instructed daily to be mindful of the full time requirement to maintain a safe environment for the building's occupants, owner's staff, visitors and occurrences of the general public on or near the site.

**E. Fees and Permits**

1. The Contractor shall obtain and pay for all necessary permits, licenses and fees required and arrange required inspections from the local building department having jurisdiction in the area where work is to be completed.
2. The contractor will furnish the owner with signed, closed out permits prior to project close-out.

**F. Temporary Facilities and Controls**

1. Water and electrical power are available for the contractor at each unit.
2. The Contractor shall provide sanitary facilities for employees and all waste collection bins required for the work to be completed.

**G. Site Protection**

1. The work will be conducted in occupied units. The contractor will use reasonable care and responsibility to protect the building and the site against damages. The contractor shall be responsible for the correction of any damage incurred as a result of the performance of the contract.
2. The contractor shall remove all debris from the job site in a timely and legally acceptable manner so as not to detract from the aesthetics or the function of the building. Trash receptacles located on site are for resident use only and shall not be used for disposal of any materials in connection with the work performed by the contractor.

**H. Code Rules**

1. Provide all work and materials in full accordance with all of the most current codes, rules and regulations. Nothing in these specifications is to be construed to permit work not conforming to current code requirements.

**I. Use of Premises**

1. Before beginning work, the contractor must secure approval from the owner for the following:
  - a. Areas permitted for personnel parking.
  - b. Access to the site.
  - c. Areas permitted for storage of materials, equipment and debris.

**J. Existing Conditions**

1. Prior to bid submittal the contractors should complete a job site inspection to make themselves aware of any conditions that will affect their work.
2. Any discrepancies noted between existing site conditions and the specifications or any conditions not addressed in the specifications should be brought to the attention of the owner's representative prior to submittal of the bid. If necessary, an addendum will be issued to clarify any questionable conditions.

**K. Submittals**

1. Along with submittal of the bid the contractor will submit the model numbers and specification sheets for the equipment they are bidding. **No "builder's models" will be accepted.**

**L. Warranties**

1. The contractor will provide a one year warranty covering any defective work, materials or parts. Warranty period will begin from the date the notice of completion is accepted by the Housing Authority.
2. The contractor will repair or replace defective work, materials or parts included in the above guarantee within a reasonable length of time.
3. The contractor will supply the owner with all of the manufacturers warranties covering the equipment and materials installed under this contract.

**M. Maintenance and Operating Instructions**

1. Furnish complete sets of operating and maintenance instructions for all equipment installed under this contract to include all inspection and maintenance schedules and manufacturer's bulletins with part numbers.

**N. Project Close Out**

1. Upon completion of all work, the contractor will notify the owner and an inspection will be conducted prior to release of final payment. Any unfinished work noted during this inspection will be identified on a "punch-list" and will be furnished to the contractor by the owner with a time line for completion of these items. Items identified, along with all submittals, must be completed prior to final payment being issued.

## **HVAC EQUIPMENT SPECIFICATIONS**

The units will be split systems with 2 or 3 tons nominal cooling capacity and 60,000 BTU heating input. Provide 12 two ton units and 25 three ton units as indicated on the unit address list. The units must meet the following minimum specifications.

**Condensers:**

1. Refrigerant Type: R410-A
2. Minimum 15 SEER, 12.8 EER
3. Full metal jacket with louvered openings.
4. Automatic reset high/low pressure controls.
5. Scroll compressor w/10 year warranty.

**Evaporators:**

1. Polypropylene drain pan.
2. Externally mounted flowrater body with Schrader valve for hiss testing.

3. Immersion tested at 500 psi then nitrogen pressurized and sealed.
4. 10 year warranty on evaporator coils.

**Furnaces:**

1. Minimum 92.5 % Annual Fuel Utilization Efficiency rating for the furnace.
2. Direct spark ignition.
3. Flue pipe to exit the top of the unit.
4. Thirty-four (34) inch cabinet height to fit existing mechanical closets.
5. Life time warranty, stainless steel heat exchanger.

**EXECUTION**

**A. General**

1. Comply with all manufacturer's published instructions and building codes for the installation of the specified equipment.
2. Work will be completed in occupied units. **Work should be scheduled to ensure that the residents are not left without heat.**
3. Scott Fitzgerald is the owner's representative and can be reached at (209) 557-2078 for questions regarding these specifications.

**B. Clean Up**

1. Perform daily cleanup to collect all debris from the unit and project site. All debris must be disposed of in a legally acceptable manner.

END OF SPECIFICATION