

SCOPE OF WORK

Services Requested: Replacement of three (3) Roof Top Units

Property Locations:	RTU #1	RTU #2	RTU #3
	American Red Cross 2401 N. Reserve St., Suite #6 Missoula, MT 59808	Buff City Soaps 2230 N. Reserve St., Suite 450 Missoula, MT 59808	Rent-A-Center 2230 N. Reserve St., Suite 115 Missoula, MT 59808

Project Overview

The project involves the replacement of three (3) existing HVAC units; including ordering and installation of new units and removing and disposing of old units.

Current HVAC Unit Specifications

WC Unit #	Make	Model #	Serial #	Tonnage	Year placed in service
RTU 1 Lake #7	Lennox	LGA102H2BM4Y	5607A0608	8.5	2007
RTU 2 NGP #450	Carrier	48TCFB08A2G6A0A0A0	1909G40525	7.5	2009
RTU 3 NGP #115	Carrier	48TCDD17B6G6A0B0A0	2210U12173	15	2010

Outside of Scope

- **Electrical connections**

Any electrical connections will be performed by Owner's electrical contractor at Owner's expense.

Scope of Work Details

1. Installation

- a. Installation of each unit shall be performed according to applicable code(s) by a licensed mechanical contractor certified by the manufacturer of the HVAC units.
- b. HVAC units shall be installed in preexisting roof top locations unless approved otherwise according to Owner's reasonable discretion.
- c. The RTUs shall be mounted on curbing.
- d. Install gasket between curb and unit.
- e. Installation shall also include supply and return duct drops to 12"-24" below the roof deck.
- f. Any gas and electrical service required to operate the HVAC equipment shall be connected between the Premises services and the applicable HVAC equipment (including any required gas pressure reducing valves (PRV(s)) for each appliance), and the units shall be connected to pre-existing building HVAC controls so the units can be fired and tested prior to completion of the installation work.

g. Any abandoned roof openings shall be structurally infilled, insulated, and re-roofed to meet applicable code(s) and continue the watertight condition of the roof of the building.

2. General System Specifications

- a. **All units shall be manufactured by Carrier.**
- b. HVAC units shall be new units, manufactured no more than twelve (12) months prior to installation.
- c. Interior Design:
 - Cooling: 71°F db: $\pm 2^{\circ}\text{F}$
 - Humidity $\leq 50\%$ RH
 - Heating: 72°F db: $\pm 2^{\circ}\text{F}$
 - People: 30/FT² per person minimum, or per the local codes for pre-existing units
 - Lighting: 1 watt/FT²
 - Misc. Internal: $\frac{1}{2}$ watt/FT²
 - Ventilation: Per AHJ requirements
- d. Exterior Design: Ambient Conditions per the American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) Weather Data for the following:
 - Heating db: 99%
 - Cooling db: 1% with mean coincident wet bulb temperature
 - Evaporative Systems wb: 1% with mean coincident dry bulb temperature
- e. Required Components:
 - High Efficiency units, or Ultra High Efficiency.
 - Stainless steel or standard heat exchanger with 10-year parts only warranty
 - Comparative enthalpy economizer, 100%
 - Filters - MERV 8 or higher
 - Hail guards
 - Unit mounted circuit breaker or fused disconnect
 - Unpowered GFCI convenience outlet. (Field wired by electrician)
 - Return air smoke detector with interconnect wiring (Supply air as needed)
 - Standard height roof curbs, 8" inches high
 - Factory insulation
 - All other components required by local code(s) and/or the AHJ

3. Required Warranties

- Minimum 1-year parts warranty on the entire unit
- Minimum 5-year compressor warranty (Parts only)
- Minimum 10-year heat exchanger warranty (Parts only)

4. Expectations:

- Contractor is responsible for all required permits and licenses.
- Contractor is responsible for properly maintaining the work site and for storing materials in a safe and secure manner; location to be specified by Owner. Owner is not responsible for vehicles, equipment, tools, and materials.

- All construction debris must be contained within a Contractor provided dumpster daily.
- Contractor is responsible for all dump fees when disposing of any debris generated by the work performed.
- Smoking is prohibited on all of Owner's properties.
- OSHA safety standards to be strictly adhered to and work may be stopped if PPE or other safety requirements are not followed.
- Contractor will be responsible for all quality-control issues and for accidental or incidental damage to Owner's property and/or others' property caused during the work.
- Contractor to provide a portable restroom for the duration of the project and shall be locked and secured from unauthorized use and/or vandalism during non-work hours.
- Contractor to use the smallest footprint possible for staging and parking. Area to be approved by Owner.
- Any roof patches or additional penetrations to be performed by Owner-approved contractor at Contractor's expense.

End of SOW