

**Design/Bid/Build Scope of Work –
Craig HVAC Upgrades**

Project #24742

April 3, 2024

Project Location:

270 Ranney St, Craig, Colorado 81625

Project Description:

Qualified General Contractors (GCs) are invited to bid on the Removal and Replacement of the HVAC system on an existing CDOT building at 270 Ranney St. in Craig, CO. The project includes the Removal of a traditional roof mounted forced air gas burner system and replacing with a gas boiler and VRF system.

Scope of Work:

The following documents will be distributed at the mandatory pre-bid meeting: Architectural drawings and specifications by contracted architect Chamberlin Architects; Mechanical and Electrical and Plumbing drawings and specifications by contracted engineer Bighorn Consulting Engineers; and this Scope of Work.

The Scope of Work, Bid Drawings and Specification should all be referenced during bidding and any contradictory information should be brought to the attention of CDOT; misunderstanding of any of the Bid Drawings, Specification and/or Scope of Work will not be grounds for change orders after the bid question period.

The Contractor is responsible for obtaining (and paying for) Permits from the State Electrical Inspector. By statute, local building permits are not required. Code reviews (including rebar and mechanical systems) and one final building inspection shall be paid for by CDOT. Any additional inspections due to the original inspection not passing will be paid for by the Contractor.

Refer to the Project Drawings, Specification, Contract and General Conditions for additional details and requirements of the project.

Bid Alternates: Office division.

Office 111 may be divided into 2 offices. This will include:

1. Install one new 3'x7' hollow metal door, including new frame and hardware.
2. Construct a new 3 5/8" metal framed wall as detailed on drawings to divide the office.

3. Provide new electrical outlets per drawings.
4. Reconfigure drop ceiling in the two affected offices per drawings.

Building Occupant Coordination

This building will remain occupied during construction. Careful coordination will have to be made continually to ensure safety, efficiency of construction and cleanliness of the building.

Demolition:

There is no asbestos or lead based paint disturbance expected as part of this project. Inspection report available upon request. Demolition for this project includes:

1. Remove and recycle, or properly dispose of, the existing Roof mounted mechanical units.
2. Remove and recycle, or properly dispose of, the existing exhaust fans, ductwork, condensing units, refrigerant piping, furnaces, radiant tube heaters, gas piping and all other items shown to be removed on the Drawings.
3. Remove and recycle, or properly dispose of, the existing panelboards, branch circuits and all other items shown to be removed on the Drawings.

Concrete:

4. Replace, or add, equipment pads as shown and detailed on the Drawings.

Finishes:

5. After Shop Drawing approval (if required for add alternate), provide and install thermal insulation, gypsum board assemblies, acoustical ceilings, painting.
6. Patch and repair finishes that are damaged as part of HVAC install. Match existing wall finish materials, texture, and paint.

Plumbing:

7. After Submittal approval, provide and install new plumbing equipment, domestic hot water piping, vacuum relief devices, expansion tanks, mixing valves, pumps, pressure reducers, water hammer arresters, and accessories as shown and detailed on the Drawings and in the Specifications.

8. Connect and reconfigure the existing piping systems including existing natural gas, and domestic water to support the new equipment as shown and detailed on the Drawings and in the Specifications.

Mechanical:

9. After Submittal approval, provide and install exhaust fans, ductwork, Packaged boiler systems, furnaces, fan coil units, condensing units, grills, registers, diffusers and all associated piping, ductwork, insulation, and local controls to support the equipment and devices as shown and detailed on the Drawings and in the Specifications.

Electrical:

10. Remove the existing meter and CTs, Install a new 400 Amp 3 Phase service on the exterior of the building. As shown on plans and electrical one line diagram.
11. Install new devices and connect equipment and accessories per Drawings and Specifications.

Utility Connections:

12. Contractor to coordinate all final utility connections. Contractor shall include in their bid the cost of executing and coordinating all permits and fees identified in the scope of work. Contractor shall pay for and execute all permits and fees necessary to complete final utility connections on behalf of the owner (CDOT). All utility accounts will be transferred to the owner after Substantial Completion.

End of Scope of Work