Statement of Work
HVAC System Replacement- Rancho Sierra Vista (RSV) Satwiwa Cultural Center, RSV Dormitory, and Diamond X (DX) Ranch House
June 2026

This contract will be for three separate building HVAC replacements as listed below. The specifications outlined below provide a comprehensive description of the required work.

1. **RSV Satwiwa Cultural Center at 4132 West Potrero Rd, Newbury Park, CA 91320.**

Remove and replace existing 4-ton split system with new 4-ton split system which includes:
1. Remove the old furnace, evaporator, and a/c unit.
2. Line the furnace floor with sheet metal.
3. Line the return box with duct board to satisfy Title 24 2005 Conditional Air Requirements.
4. Install a new Energy Star digital, programmable thermostat. Similar or like Model Honeywell T6 Wi-Fi
5. Install a new 80% efficient furnace. Similar or like Series #GMC80
6. Custom fabricated supply plenum all seams to be sealed and insulated with R-6.
7. Install a new gas shut off and connector and configure for propane operation.
8. Install a new transitional vent.
9. Recover and reclaim the old Freon per EPA standards.
10. Install a new evaporator.
11. Install a safety drain float kit at the secondary drain outlet to help prevent potential water damage.
12. Install a new 14 SEER, condensing unit. Similar or like Series #GMC14
13. The A/C unit properly quake-strapped with a new a/c pad.
14. Perform a high-pressure nitrogen leak test and purge on the refrigeration system.
15. Install a new fused service disconnect at the condenser unit location and fuse down to the proper amp using HVACR fuses only.
16. Encase exterior low-voltage control wire.
17. Install a high-quality filter assembly.

2. **RSV Dormitory at 4130 Potrero Rd, Newbury Park, CA, 91320:**

Furnace System:
1. Remove the old furnace, evaporator, and a/c unit.
2. Line the furnace floor with sheet metal.
3. Line the return box with duct board to satisfy Title 24 2005 Conditional Air Requirements.

4. Install a new Energy Star digital, programmable thermostat. Wi-Fi thermostat.
5. Install a new 80% efficient, 3T single stage furnace. Similar or like Series #GM9S80.
6. Custom fabricated supply plenum all seams to be sealed and insulated with R-6.
7. Install a new gas shut-off and connector.
8. Any air imbalances currently existing in the duct system may still be present after a new furnace is installed.
9. Install a new transitional vent.
10. Recover and reclaim the old Freon per EPA standards.
11. Install a new evaporator.
12. Install a safety drain float kit at the secondary drain outlet to help prevent potential water damage.
13. Install a new 3T, up to 18 Seer, Variable speed condensing unit. Similar to or like model Series #Innovair slim 24
14. The A/C unit properly quake-strapped with a new a/c pad.
15. Perform a high-pressure nitrogen leak test and purge on the refrigeration system.
16. Install a new fused service disconnect at the condenser unit location and fuse down to the proper amp using HVACR fuses only.

Duct Work:
1. Remove accessible old ducting located in attic.
2. Design and install a new high quality MHP, R-6.0 ducting system per California Title 24 Codes.
3. All exposed metals will be insulated and ducts will be properly supported and/or hung.
4. All stack heads will be screwed and sealed to their drop boxes to prevent air leaks.
5. All existing wall and ceiling drop boxes will be sealed at all seams.
6. The system will be leak checked and air balanced per California Manual D codes.
Insulation:
Removal and Blow-in - R38 JM Climate Pro® blow-in fiberglass insulation or similar or like insulation.

3. DX Ranch House at 26412 Mulholland Highway, Calabasas, CA 91302:

1. Removal & Disposal
The contractor shall remove and dispose of all existing HVAC equipment in an environmentally safe manner. This includes:

- Two existing gas furnaces
- Two evaporator coils
- Two existing outdoor units
- Associated ductwork sections scheduled for replacement
- Old thermostats and low-voltage wiring no longer required
- Recovery and reclamation of refrigerant per EPA requirements

2. Heating System Installation (Two Furnaces)
Provide and install two high-efficiency forced-air gas furnaces, meeting the following requirements:

- Heating output approximately 100,000 BTU each (or as required by load calculation)
- Single-stage gas valve operation
- Fully compatible with indoor evaporator coils and outdoor heat-pump/condenser system
- Insulated blower compartments for noise reduction
- New venting installed or modified to meet current code
- New gas shutoff valves and flexible connectors installed at each furnace
- Contractor shall confirm furnace sizing based on Manual J or equivalent load calculation methodology.

3. Indoor Coil Installation (Two Matched Coils)
Provide and install two vertical-configuration evaporator coils, meeting these specifications:

- Sized to match the outdoor heat-pump/condenser capacity
- Aluminum or copper high-efficiency fin-type coil
- Fully compatible with system refrigerant
- All coil penetrations sealed with water-soluble, non-toxic sealant
- Proper secondary drain outlet with float safety switch

4. Outdoor Heat Pump / Condenser Installation (Two Units)
Provide and install two high-efficiency air-source heat pump / condenser units, each meeting minimum performance standards:

- Cooling capacity: approx. 12,000 BTU (or capacity required by load calculation)
- Heating capacity: approx. 12,000 BTU
- Minimum 16 SEER efficiency rating
- Inverter-driven variable-speed compressor
- Outdoor operating sound rating not to exceed 52 dB(A)
- Mounted on UV-resistant pad or stand
- Sound and vibration isolators installed
- All penetrations sealed to prevent intrusion
- New outdoor electrical safety disconnect installed
- Connected to existing 240-volt electrical circuit

5. Thermostat Installation
Provide and install two smart thermostats, meeting the following requirements:

- Compatible with multi-stage heating/cooling systems
- Remote monitoring and control capability
- Programmable scheduling
- Integration with major smart-home ecosystems
- Minimum 5-year professional installation warranty

6. Duct System Replacement & Airflow Balancing
Provide and install new insulated duct systems. System shall meet:

- Minimum R-8 insulation value

- Two-ply vapor barrier with polyester inner core
- Formaldehyde-free materials only
- Architectural-grade supply registers
- Air-balancing dampers installed at required branches
- All seams mechanically fastened and sealed with approved duct sealant
- All exposed metal components insulated appropriately

Duct Sizing Requirement (Manual D Standard)
All duct sizes shall be determined by ACCA Manual D calculations.
Duct sizing must reflect:

- Required CFM delivery to each space
- Room-by-room load (Manual J or equivalent)
- Static pressure limitations of installed furnaces and coils
- Calculated friction rates
- Consistent with California Title 24 Codes
- Duct sizes shall not be based on existing field layout or rule-of-thumb methods.

7. Refrigerant Piping System

- Install new copper refrigerant line set matched to the heat-pump capacity
- Install liquid-line filter drier
- Provide new refrigerant charge per engineering requirements
- Pressure test system with nitrogen
- Full leak test and evacuation prior to charging

8. Electrical & Safety Components

- Install new fused safety disconnect at outdoor unit
- Connect equipment to existing 240V circuit per code
- Secure all low-voltage wiring in protective conduit
- Seal all wall penetrations to prevent rodent intrusion

9. System Commissioning

Contractor shall perform complete startup and commissioning procedures, including:

- Verify airflow per equipment specifications
- Confirm proper refrigerant pressures
- Check electrical amperage draw and voltage
- Test safety devices and condensate protection
- Balance duct system and verify thermostat communication
- Operate system for minimum 15 minutes to verify proper performance

Requirements for all three systems:

1. All HVAC work shall comply with California Title 24 Energy Efficiency Standards, the California Mechanical, Electrical, and Plumbing Codes, ACCA Manual J and Manual D design requirements, and all applicable EPA refrigerant-handling regulations.

2. All three systems will be test run and monitored for at least 15 minutes to ensure that maximum efficiency levels are met.
3. Minimum warranties: 10 years-parts, 1 year-labor, 20 years-parts on heat exchanger, 10 years-parts on A/C compressor, 5 year-parts on the thermostat, 1-year parts-safety float.