United States Department of the Interior
Bureau of Land Management

Uncompahgre Field Office
Colorado

Montrose Public Lands Center

Rooftop Air Conditioning Unit (RTU) Replacement

SPECIFICATIONS

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SECTION 01 11 00

SUMMARY OF WORK

PART 1 GENERAL

1.1 PROJECT DESCRIPTION

Replace an existing rooftop air conditioning unit (RTU).

1.2 LOCATION

The project is located at the Montrose public lands center.

Montrose Public Lands Center
2465 South Townsend Ave
Montrose, CO 81401

1.3 WORK SCHEDULE

Work shall occur Monday - Friday. Work shall not occur on Federal [redacted].

1.4 PUBLIC SAFETY

The Montrose Public Lands Center will remain open to the public and employees during the work. Contractor shall take precautions, as necessary, to protect the public and employees from construction hazards.

PART 2 PRODUCTS

Not used.

PART 3 EXECUTION

Not used.

-- End of Section --

SECTION 01 32 01

PROJECT SCHEDULE

PART 1 GENERAL

1.1 SUBMITTALS

Government approval is required for submittals with a "G" designation. Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-01 Preconstruction Submittals

Initial Project Schedule; G

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

3.1 GENERAL REQUIREMENTS

Prepare for approval a Project Schedule, as specified herein, and pursuant to FAR Clause 52.236-15 Schedules for Construction Contracts. Show in the schedule the proposed sequence to perform the work and dates contemplated for starting and completing all schedule activities. The scheduling of the entire project is required.

3.2 PROJECT SCHEDULE DETAILED REQUIREMENTS

3.2.1 Level of Detail Required

Develop the Project Schedule to the appropriate level of detail to address major milestones, work listed in the bid schedule, and to allow for satisfactory project planning and execution.

3.2.2 Mandatory Tasks

Include the following activities/tasks in the initial project schedule and all updates.

a. Submission, review and acceptance of submittals.

b. Long procurement activities.

c. Contractor's pre-final inspection.

d. Government's pre-final inspection.

e. Final inspection.

3.2.3 Government Activities

Include Government activities that could impact progress. These activities include, but are not limited to: Government inspections of work, Government approval of submittals.

3.3 WEEKLY PROGRESS MEETINGS

Conduct a weekly meeting with the Government for the purpose of jointly reviewing the actual progress of the project as compared to the as planned progress and to review planned activities.

3.4 FAILURE TO ACHIEVE PROGRESS

Should the progress fall behind the approved project schedule, the Contracting Officer may require provision of a written recovery plan for approval. The plan must detail how progress will be made-up to include which activities will be accelerated by adding additional crews, longer work hours, extra work days, etc.

3.4.1 Failure to Perform

Failure to perform work and maintain progress in accordance with the supplemental recovery plan may result in an interim and final unsatisfactory performance rating and may result in corrective action directed by the Contracting Officer pursuant to FAR 52.236-15 Schedules for Construction Contracts, FAR 52.249-10 Default (Fixed-Price Construction), and other contract provisions.

3.4.2 Recovery Schedule

Should the Contracting Officer find it necessary, submit a recovery schedule pursuant to FAR 52.236-15 Schedules for Construction Contracts.

-- End of Section --

SECTION 01 33 00

SUBMITTAL PROCEDURES

PART 1 GENERAL

1.1 SUBMITTALS

Government approval is required for submittals with a "G" designation; submittals not having a "G" designation are for information only.

1.2 INFORMATION ONLY SUBMITTALS

Normally submittals for information only will not be returned. Approval of the Contracting Officer's Representative is not required on information only submittals. The Government reserves the right to require the Contractor to resubmit any item found not to comply with the contract. This does not relieve the Contractor from the obligation to furnish material conforming to the plans and specifications; will not prevent the Contracting Officer from requiring removal and replacement of nonconforming material incorporated in the work; and does not relieve the Contractor of the requirement to furnish samples for testing by the Government.

1.3 GOVERNMENT APPROVING AUTHORITY

The Contracting Officer's Representative will:

a. Note the date on which the submittal was received.

b. Review submittals for approval within 10 days of receipt.

c. Identify returned submittals with one of the actions defined in paragraph REVIEW NOTATIONS and with markings appropriate for action indicated.

Upon completion of review of submittals requiring Government approval, one copy of the submittal will be retained by the Contracting Officer's Representative and one copy of the submittal will be returned to the Contractor.

1.3.1 Review Notations

Submittals will be returned to the Contractor with the following notations:

a. Submittals marked "approved" or "accepted" authorize the Contractor to proceed with the work covered.

b. Submittals marked "approved as noted" or "approved, except as noted, resubmittal not required," authorize the Contractor to proceed with the work covered provided the Contractor takes no exception to the corrections.

c. Submittals marked "not approved" or "disapproved," or "revise and resubmit," indicate noncompliance with the contract requirements or design concept, or that submittal is incomplete. Resubmit with appropriate changes. No work shall proceed for this item until

resubmittal is approved.

d. Submittals marked "not reviewed" will indicate submittal has been previously reviewed and approved, is not required, does not have evidence of being reviewed and approved by Contractor, or is not complete. A submittal marked "not reviewed" will be returned with an explanation of the reason it is not reviewed. Resubmit submittals returned for lack of review by Contractor or for being incomplete, with appropriate action, coordination, or change.

e. Submittals marked "receipt acknowledged" indicate that submittals have been received by the Government. This applies only to "information-only submittals" as previously defined.

1.4 DISAPPROVED SUBMITTALS

Make corrections required by the Contracting Officer's Representative. If the Contractor considers any correction or notation on the returned submittals to constitute a change to the contract drawings or specifications; notice as required under the FAR clause entitled CHANGES, is to be given to the Contracting Officer.

If changes are necessary to submittals, make such revisions and submission of the submittals in accordance with the procedures above. No item of work requiring a submittal change is to be accomplished until the changed submittals are approved.

1.5 APPROVED SUBMITTALS

The Contracting Officer's approval of submittals is not to be construed as a complete check.

Approval or acceptance will not relieve the Contractor of the responsibility for any error which may exist, as the Contractor under the Contractor Quality Control (CQC) requirements of this contract is responsible for.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

-- End of Section --

SUBMITTAL REGISTER

CONTRACT NO.

TITLE AND LOCATION
South Building RTU Replacement 2026

CONTRACTOR

ACTIVITY NO	TRANSMITTAL NO	SPEC SECT	DESCRIPTION ITEM SUBMITTED	PARAGRAPH #	CLASSIFICATION	GOVT OR A/E REVWR	CONTRACTOR: SCHEDULE DATES			CONTRACTOR ACTION			APPROVING AUTHORITY				MAILED TO CONTR/ DATE RCD FRM APPR AUTH	REMARKS
							SUBMIT	APPROVAL NEEDED BY	MATERIAL NEEDED BY	ACTION CODE	DATE OF ACTION	DATE FWD TO APPR AUTH/ DATE RCD FROM CONTR	DATE FWD TO OTHER REVIEWER	DATE RCD FROM OTH REVIEWER	ACTION CODE	DATE OF ACTION		
(a)	(b)	(c)	(d)	(e)	(f)		(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)
		01 32 01	SD-01 Preconstruction Submittals															
			Initial Project Schedule		G													
		01 46 00	SD-01 Preconstruction Submittals															
			Quality Control (QC) Manager	1.2	G													
		02 84 50	SD-07 Certificates															
			Certification Of Qualifications	3.1														
		23 81 10	SD-03 Product Data															
			Rooftop Air Conditioning Unit	2.1	G													

SECTION 01 46 00

QUALITY CONTROL

PART 1 GENERAL

1.1 QUALITY CONTROL

Contractor shall establish and maintain an effective quality control (QC) system that complies with FAR 52.246-12 Inspection of Construction. Quality control (QC) is comprised of plans, procedures, and organization necessary to produce an end product that complies with the contract requirements.

1.2 QUALITY CONTROL MANAGER

Provide a quality control (QC) manager at the work site to implement and manage the QC program. The QC Manager may also be the project superintendent.

1.3 SUBMITTALS

Government approval is required for submittals with a "G" designation; Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-01 Preconstruction Submittals

Quality Control (QC) Manager; G

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

3.1 QUALITY CONTROL

Contractor shall ensure that the construction complies with the requirements of the contract. At a minimum, perform the following prior to beginning work on each definable feature of work:

Review each paragraph of the applicable specification sections.

Review the contract drawings.

Verify that appropriate submittals have been approved.

Verify that the required preliminary work has been completed and complies with the contract.

Do not build upon nor conceal non-conforming work.

-- End of Section --

SECTION 02 41 00

DEMOLITION

PART 1 GENERAL

1.1 SECTION SUMMARY

Demolish existing rooftop air conditioning unit (RTU).

PART 2 PRODUCTS

Not used.

PART 3 EXECUTION

3.1 GENERAL

Do not disturb existing construction beyond the extent necessary for installation of new construction.

Protect items to remain during demolition.

3.2 DISPOSAL OF MATERIALS

Demolished items and materials shall become the property of the Contractor and removed from Government property and properly disposed of lawfully in accordance with applicable federal, state, and local regulations.

-- End of Section --

SECTION 02 84 50

HAZARDOUS MATERIAL REMOVAL

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

All hazardous materials must be properly removed prior to demolition. Hazardous materials include, but are not limited to: ozone depleting controlled substances (refrigerants).

1.2 REFERENCES

The publications listed below form a part of this section to the extent referenced. The publications are referred to within the text by the basic designation only.

U.S. NATIONAL ARCHIVES AND RECORDS ADMINISTRATION (NARA)

40 CFR 82 Protection of Stratospheric Ozone

1.3 SUBMITTALS

Government approval is required for submittals with a "G" designation; submittals not having a "G" designation are for information only. Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-07 Certificates

Certification Of Qualifications

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

3.1 OZONE DEPLETING CONTROLLED SUBSTANCES (REFRIGERANTS, COOLANTS, AND HEAT TRANSFER FLUIDS)

Class 1 and class 2 ozone depleting controlled substances must be removed, and disposed of, in accordance with 40 CFR 82. The removal must be completed by someone certified to complete the removal in accordance with 40 CFR 82 and with the state of Colorado. Submit the certification of qualifications certification of the person performing the removal and disposal.

3.2 OTHER HAZARDOUS MATERIALS

The BLM is not aware of any other hazardous materials in the demolition and work locations. The Contractor shall notify the BLM if any other hazardous materials, requiring special disposal are encountered prior to demolition.

-- End of Section --

SECTION 23 81 10

ROOFTOP AIR CONDITIONING UNIT

PART 1 GENERAL

1.1 SECTION SUMMARY

Replace the existing rooftop air conditioning unit (RTU).

1.2 EXISTING ROOF PENETRATION (ROOF CURB)

The size of the existing roof penetration (roof curb) at the existing RTU is approximately 42 inches by 79 inches. Contractor shall verify exact size.

1.3 EXISTING ROOFTOP AIR CONDITIONING UNIT (RTU)

Existing rooftop air conditioning unit (RTU) has the following properties:

Lennox
S/N: 5607H17549

M/N: TGA060S2DH1P
Model Number Specifications Breakdown:
T: T-Class Product Line
G: Packaged Gas Heat with Electric Cooling
A: 1st Generation
060: 5 Tons Nominal Cooling Capacity
S: Standard Efficiency
2: R-22 Refrigerant Type
D: Direct Drive Blower Type
H: High Gas Heat, 2-Stage
1: 1st Revision Minor Design Sequence
P: 208/230V, 1-Phase, 60Hz Electrical Configuration

1.4 SUBMITTALS

Government approval is required for submittals with a "G" designation; Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-03 Product Data

Rooftop Air Conditioning Unit; G

PART 2 PRODUCTS

2.1 ROOFTOP AIR CONDITIONING UNIT (RTU)

Contractor shall propose a replacement rooftop air conditioning unit (RTU). Government review is only on the contractor proposed RTU characteristics. Contractor is responsible for determining compatibility with the existing roof curb, electric, and gas service.

2.1.1 ROOFTOP AIR CONDITIONING UNIT (RTU) CHARACTERISTICS

Provide a packaged rooftop gas/electric unit, with a nominal 5-ton

electric cooling capacity with dual-stage (two-stage) cooling operation, and minimum 150,000 Btu / hr and 105,000 Btu/hr 2-stage natural gas heating input.

Refrigerant shall be R-454B (A2L compliant). Unit shall be factory-packaged, UL-listed, with fully integrated gas furnace, direct expansion cooling section, supply fan, and controls. Unit shall provide a minimum of 2,000 cfm of nominal supply air. Unit shall include factory economizer with barometric relief, outdoor air intake hood, and filter section.

Contractor shall provide a TRANE, Carrier, Lennox, or Government-approved equivalent.

2.1.2 ROOF CURB

Contractor shall be responsible for finding a RTU that is compatible with the existing roof curb. Or shall provide a roof curb adaptor, or new roof curb that is compatible with the contractor proposed RTU.

2.1.3 ELECTRIC AND GAS SERVICE

Contractor shall investigate the existing electric and gas service to determine an appropriate replacement RTU.

PART 3 EXECUTION

3.1 ROOF PROTECTION

Contractor shall take measures, as necessary, to protect the existing roof from damage during RTU installation. Contractor shall repair any damage caused by replacement of the RTU.

3.2 REMOVAL OF EXISTING ROOFTOP AIR CONDITIONING UNIT (RTU)

Dispose of refrigerant in accordance with section 02 84 50 HAZARDOUS MATERIAL REMOVAL. Existing RTU shall become property of the contractor and disposed of in accordance with section 02 41 00 DEMOLITION.

3.3 INSTALLATION

Install RTU level. Secure RTU to the building's structural supports. Install in accordance with manufacturer's recommendations.

3.4 AIR DUCT CONNECTIONS

Connect the replacement RTU to the existing supply and return air ducts.

3.5 WEATHERPROOFING

Provide weather tight connection between roof and RTU. Provide single-ply roofing material to match existing, flashing, caulk, and other materials as necessary.

3.6 METASYS - JOHNSON CONTROLS

Existing thermostat and RTU is connected to Metasys monitoring. Metasys is the building automation environmental software that controls the HVAC to provide the environment within the building. The Metasys system is a

proprietary system that is managed by Johnson Control Building Solutions. All programming and graphic interfaces, including setpoints, shall be updated as required to be monitored and controlled by Metasys, and is the responsibility of the contractor with the installation of the RTU.

3.7 TESTING

After installation of RTU, test and verify that the RTU is operating in accordance with the manufacturer's recommendations. Verify that the RTU is properly monitored and controlled by Metasys.

-- End of Section --