DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD

BASE LOS ANGELES LONG BEACH
1001 South Seaside Ave.
SAN PEDRO, CALIFORNIA 90731

Scope of Work

FOR

Replace vertical package unit located at Building 38

Dated: 07/28/2026

GENERAL REQUIREMENTS

PART 1 GENERAL

1.01 SCOPE OF WORK: Provide all labor, materials, equipment, and supervision necessary to remove the existing HVAC package unit and supply and install a new vertical package unit (model J48AF-A00XPXXXJ or approved equivalent) located at building 38. The work includes, but is not limited to, the following:

1.02 Remove and replace Existing Unit:

A. The Contractor shall replace the left vertical package unit shown in the project photo below. The Contractor shall verify the exact unit to be replaced with the COR prior to removal.

B. Disconnect and remove the existing HVAC package unit.

C. Properly dispose of the old unit and any associated debris in accordance with local, state, and federal regulations.

D. Cap or remove any unused utilities as required.

Supply and install new vertical package unit:

E. Furnish one (1) new vertical package unit, model J48AF-A00XPXXXJ or approved equivalent, meeting or exceeding the capacity and efficiency of the existing unit.

F. Deliver unit to Building 38.

G. Install the new package unit in the location of the existing unit. Provide all necessary mounting hardware, ductwork modifications, electrical connections, and controls integration. Ensure all connections (electrical, refrigerant, condensate, etc.) are properly installed and sealed. Start up and test the new unit to verify proper operation.

H. The Contractor shall perform startup, operational testing, pressure testing, and evacuation/vacuum testing of the new vertical package unit and associated connections. Testing shall be witnessed by the COR prior to project closeout.

I. The Contractor shall provide manufacturer startup documentation, test results, equipment submittals, operation and maintenance manuals, and warranty documentation to the COR prior to final acceptance.

J. The Contractor shall field-verify all site conditions prior to work, including access constraints and obstructions. A vertical platform lift is located adjacent to/in front of the existing vertical package unit and may obstruct removal and installation activities. The Contractor shall be responsible for protecting, coordinating, temporarily removing, relocating, and reinstalling the vertical platform lift as necessary to complete the work. Any work on the vertical platform lift shall be performed by personnel qualified and licensed, as applicable, to service such equipment and shall comply with manufacturer requirements and applicable codes. The lift shall be restored to its original operating condition after reinstallation. The Contractor shall test and verify proper operation of the lift after

reinstallation and provide documentation to the COR prior to final acceptance.

K. Framing and Siding Replacement: The Contractor shall replace the framing and siding sheets above both the new and existing vertical package units. Work shall include removal and disposal of existing materials as required, installation of new framing and siding sheets, and all necessary fasteners, flashing, sealants, trim, weatherproofing, and related components to provide a complete, secure, and weather-tight installation. New materials shall match existing materials to the maximum extent practicable, unless otherwise approved by the COR. The Contractor shall field-verify all dimensions and existing conditions prior to fabrication or installation. All disturbed areas shall be restored to a finished condition acceptable to the COR.

L. The Contractor shall obtain and comply with all applicable permits, inspections, manufacturer requirements, and code requirements associated with the work. Any required permits or inspections shall be coordinated with the COR prior to commencement of the affected work.

Warranty:

M. The contractor shall provide a warranty on all products and services furnished under this contract. The warranty shall cover defects in materials and workmanship for a minimum period of one (1) year from the date of installation or acceptance, whichever is later. The contractor shall provide all warranty documentation to the Contracting Officer's Representative (COR) upon project completion.

1.03 LOCATION: Project site is located at Building 38 at US Coast Guard Base Los Angeles Long Beach, 1001 South Seaside Avenue, San Pedro, CA 90731. Contracting Officer's Representative (COR) for this project is Ruijin Garcia (Ruijin.g.garcia@uscg.mil)

1.04 SITE INVESTIGATION: Investigate the site per FAR 52.236-3 to ascertain the general and local conditions which can affect the work or its cost. Contact the Contracting officer via email to arrange site access. **Vendors must have a Unique Entity ID and be registered in the System for Award Management (SAM.gov) prior to award of a Government purchase order.**

1.05 CONTRACTOR SECURITY REQUIREMENTS: For this Coast Guard facility, the Contractor shall provide a list of all on-site personnel on the provided access request form, including sub-contractors and suppliers, to the Contracting Officers Representative (COR) 5 days prior to commencing work for clearance (clearance can take up to 3 business days). The contractor shall update this list when changes occur. Contractor personnel not listed may be denied access to the Coast Guard facility. Contractor personnel will be restricted to designated working areas. Any personnel violating this policy may lose access to the Coast Guard facility. Contractor personnel shall have photo identification at all times while working on Coast Guard facilities.

Contractor and delivery personnel may be required to present personal photo identification to gain access to a Coast Guard installation. If identification does not indicate United States citizenship, Coast Guard Security will require proof of the legal right to work in the United States. Contractor and delivery personnel will be subjected to an immigration status and outstanding criminal warrants check.

Contractors shall provide the COR with 48 hours of advance notice of every delivery to the site (e.g., concrete, lumber, parts, etc.) and provide the company name, delivery person, and phone number of the firm(s) making deliveries. All vehicle access to government property requires vehicle registration and proof of liability insurance. Otherwise access to the Coast Guard facility may be denied.

1.06 CONTINUITY OF FACILITIES OPERATION: Schedule work to minimize interference with the

facilities normal operations. Notify the COR 3 business days in advance of any shutdowns. **Contractor is required to coordinate Lock Out/Tag Out Processes and Procedures with the COR**. Perform all on-site work between the hours of 7:00 AM and 4:00 PM, Monday through Friday (Federal Holidays excluded), unless otherwise approved by the COR or the Facility Engineer (FE).

1.07 NOTIFICATION OF START AND COMPLETION OF WORK: The Contractor shall notify the COR in writing (email) five (5) business days in advance of the date they intend to commence work, and five (5) business days prior to the date that work will be ready for final inspection. All notifications must be approved by the COR, in writing, prior to commencing or completing work.

1.08 RECYCLING AND DISPOSAL OF REFUSE: Refuse, excess, or waste materials resulting from construction operations shall become the property of the Contractor and shall be recycled and/or disposed of off Government property. All disposals shall be done in accordance with federal, state, and local laws and regulations.

1.09 SAFETY: During the execution of this contract, the Contractor shall conform to the rules and regulations as set forth by OSHA Safety and Health Standards, 29 CFR Part 1926 - Safety and Health Regulations for Construction and California Code of Regulations, Title 8, Div. 1, Ch 4, Subchapter 4 Construction Safety Orders, and Army Corps of Engineers EM385-1-1. When the standards differ, the more restrictive standard shall apply. The contractor shall provide barriers, temporary fencing, ventilation, trench covers, etc. wherever work could cause injury to workers, visitors, Coast Guard personnel, or dependents. Return work site to original condition after completion of work by cleaning and removal of all construction material. An Accident Prevention/Safety Plan shall be submitted by the contractor prior to any commencement of work.

1.10 CONTRACTOR FURNISHED EQUIPMENT: The Contractor shall provide all labor, tools, rigging, lifting devices, forklifts, cranes, hoists, dollies, carts, vehicles, and any other heavy equipment necessary to safely remove the existing HVAC package unit and deliver, position, and install the new vertical package unit. The use of Coast Guard or Government-owned equipment, vehicles, tools, lifting devices, or material-handling equipment is strictly prohibited. The Contractor shall be solely responsible for ensuring that all equipment used is properly rated, inspected, operated by qualified personnel, and compliant with applicable OSHA, state, local, and site safety requirements.

1.11 SUPPLIES AND SERVICES: All products shall comply with applicable Buy American and Buy America requirements, including applicable provisions of FAR Part 25 and DFARS Part 225

1.12 TEMPORARY FACILITIES:

A. STORAGE: The location for exterior stock piling or lay down area of materials will be available on base with location to be determined by COR and Facility Engineer depending on size. The Contractor shall be responsible for protecting materials stockpiled against weather, damage, theft, and other risks of loss. The Coast Guard assumes no responsibility for material or equipment left in the storage area.

B. SANITARY FACILITIES: Toilet facilities are available for use located in Building 31.

C. WATER AND ELECTRICITY: Water and 120V electricity are available at no cost to the Contractor. Cost of these utility connections and disconnections shall be the responsibility of the Contractor. Personnel using extension cords to bring power from another location for construction, maintenance, remodeling, etc., shall employ portable ground fault circuit interrupters (GFCIs), even if connecting to building wiring. Use of portable generators and compressors is authorized at contractor expense to

operate portable equipment.

1.13 **All bids submitted shall include breakdown of cost for labor and materials.**

1.14 **Project photo shown below:**