

Owner: Jay Sallstrom
Business
Name: C&Q Investment Group, LLC
Address: 1215 N Riverfront Drive, Mankato, MN 56001

GENERAL CONSTRUCTION CONTRACT

All Work and Materials Must Meet or Exceed All State and Local Codes. Only Good Quality Materials and Workmanship Will Be Acceptable. Each Trade Is responsible for disposing of their related debris. If you are the General Contractor, all other trades and Subs will be hired and paid by the General Contractor. Each trade must cooperate and coordinate with other trades on this project. Lead Safe Work Practices must be performed in accordance with 29CFR1926.62 OSHA Lead Safety Standards or Contractors can be a Certified Renovator, Repair & Painting Contractor with the Environmental Protection Agency to work on homes 1978 and older. No changes or additional work may be completed without the prior written approval of MVAC. All Contractors are responsible for obtaining required building permits and inspections

The Specifications listed below are Intended to provide guidance and relevant details to the work performed as part of this Rehabilitation Project. In all cases, the Contractors and Subcontractors are to install all materials, fixtures, and appliances in accordance with Manufacturer's Specifications and/or as per State and Local Building Codes. In the event that a listed specification is contrary to the Manufacturer's Specifications or State and Local Building Codes, the Manufacturer's Specifications and/or State and Local Building Codes Shall supersede the listed specification. If this occurs, contact the Housing Rehabilitation Coordinator to discuss and confirm. Any other code violations identified by the General Contractor or Subcontractors during initial inspection shall be corrected as needed to comply with codes.

HVAC

ITEM #

SCOPE OF WORK SPECIFICATION DESCRIPTIONS

1 INSTALL FORCED AIR GAS 96% AFUE TWO STAGE FURNACE-OFFICE AREA 1&2

Furnish and install a draft induced, forced air two stage gas furnace with variable speed ECM blower motor as per owner provided plans and drawings for office areas designated 1 & 2. AFUE rating to be 96% or greater. Installation to include:

- Provide and install a new 85,000 BTU 96% efficient two-stage furnace with variable speed ECM blower motor.
- Only models designed with a sealed combustion intake system are acceptable for this installation.
- Furnace is to be sized with sufficient BTU output rating to maintain 70 degrees F. inside at -20 degrees F. exterior.
- It will be assumed that 50,000 BTU will be required for every 1,000 sq. ft. unless told otherwise.
- Minimum service clearance shall be as follows: Front 36", Exhaust side 6".
- Minimum clearance to combustibles shall be as indicated on the appliance rating plate.
- Install per manufacturer specifications and/or state and local mechanical code.
- Gas piping/line sets shall be installed and shall comply with state or local mechanical codes.
- Furnish and install intake and exhaust system as per the manufacturer's specifications and state mechanical code.
- Utilize schedule 40 PVC pipe, fittings, primer, and solvent cement that conforms to ANSW/ASTM standards.
- Intake and exhaust pipes may be routed either vertically or horizontally.
- Condensate drain line shall be installed at the base of the exhaust drip leg and shall terminate at a floor drain.
- Condensate pump may be used with check valve.
- Gas supplies shall be installed with a manual in-line gas approved shut-off valve.
- Furnace shall be mechanically fastened to the existing plenum and ducts in a workman like manner.
- An easily accessibly air filter rack shall be installed in the main return air plenum.
- The new furnace is to be placed on raised concrete platform.
- All Wiring for the furnace will be included in this bid and installed per NEC.
- Include installation of a two zoned system for office areas 1 & 2.
- As part of this installation the heating contractor shall provide a programable thermostat for each office areas 1 & 2.
- Furnace shall have a 10-year parts warranty & 20-year limited lifetime warranty on heat exchanger.
- Contractor shall provide a one-year labor warranty.

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The contractor shall leave all warranties and instructions on equipment operation and will prominently display his address and phone number. Contractor shall provide as part of this proposal a product specification brochure.

2 PROVIDE AND INSTALL NEW 15.2 SEER AIR CONDITIONER UNIT & EVAPORATOR COIL-OFFICE 1 & 2

Provide and install a new 15.2 SEER air conditioning unit complete with evaporator coil per plans for the office areas designated as 1 & 2. Installation to include:

- New air cooled condensing unit shall sit on a level raised platform.
- The new unit must run on R-410A refrigerant.
- All necessary refrigeration piping, valves, fittings and seal all exterior openings.
- New evaporator coil and condenser.
- Any duct work modification.
- All necessary controls for the successful and safe operation of the air conditioning unit.
- Install all electrical wiring needed including a new disconnect box.
- **Must have minimum 10 year warranty on the compressor, and a five year warranty on parts.**
- Contractor shall provide a one-year labor warranty.
- Installation per Manufacturer's specifications and/or state and local building codes.

3 INSTALL FORCED AIR GAS 96% AFUE TWO STAGE FURNACE-OFFICE AREA #3

Furnish and install a draft induced, forced air two stage gas furnace with variable speed ECM blower motor as per owner provided plans and drawings for office area designated as #3. AFUE rating to be 96% or greater. Installation to include:

- Provide and install a new 40,000 BTU 96% efficient two-stage furnace with variable speed ECM blower motor.
- Only models designed with a sealed combustion intake system are acceptable for this installation.
- Furnace is to be sized with sufficient BTU output rating to maintain 70 degrees F. inside at -20 degrees F. exterior.
- It will be assumed that 50,000 BTU will be required for every 1,000 sq. ft. unless told otherwise.
- Minimum service clearance shall be as follows: Front 36", Exhaust side 6".
- Minimum clearance to combustibles shall be as indicated on the appliance rating plate.
- Install per manufacturer specifications and/or state and local mechanical code.
- Gas piping/line sets shall be installed and shall comply with state or local mechanical codes.

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- Furnish and install intake and exhaust system as per the manufacturer's specifications and state mechanical code.
 - Utilize schedule 40 PVC pipe, fittings, primer, and solvent cement that conforms to ANSW/ASTM standards.
 - Intake and exhaust pipes may be routed either vertically or horizontally.
 - Condensate drain line shall be installed at the base of the exhaust drip leg and shall terminate at a floor drain.
 - Condensate pump may be used with check valve.
 - Gas supplies shall be installed with a manual in-line gas approved shut-off valve.
 - Furnace shall be mechanically fastened to the existing plenum and ducts in a workman like manner.
 - An easily accessibly air filter rack shall be installed in the main return air plenum.
 - The new furnace is to be placed on raised concrete platform.
 - All Wiring for the furnace will be included in this bid and installed per NEC.
 - As part of this installation the heating contractor shall provide a programable thermostat for office area #3.
 - Furnace shall have a 10-year parts warranty & 20-year limited lifetime warranty on heat exchanger.
 - Contractor shall provide a one-year labor warranty.

The contractor shall leave all warranties and instructions on equipment operation and will prominently display his address and phone number. Contractor shall provide as part of this proposal a product specification brochure.

4 PROVIDE AND INSTALL NEW 15.2 SEER AIR CONDITIONER UNIT & EVAPORATOR COIL-OFFICE #3

Provide and install a new 15.2 SEER air conditioning unit complete with evaporator coil per plans for the office area designated as #3. Installation to include:

- New air cooled condensing unit shall sit on a level raised platform.
- The new unit must run on R-410A refrigerant.
- All necessary refrigeration piping, valves, fittings and seal all exterior openings.
- New evaporator coil and condenser.
- Any duct work modification.
- All necessary controls for the successful and safe operation of the air conditioning unit.
- Install all electrical wiring needed including a new disconnect box.
- **Must have minimum 10 year warranty on the compressor, and a five year warranty on parts.**
- Contractor shall provide a one-year labor warranty.
- Installation per Manufacturer's specifications and/or state and local building codes.

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5 PROVIDE & INSTALL INLINE DUCT HEATERS (2)

Provide and install in each of the outside fresh air intake pipes for each of the new furnaces. The one for the 85,000 BTU furnace shall be 3 KW and the one for the 40,000 BTU furnace shall be 2 KW.

6 INSTALL NEW SPIRAL DUCT WORK FOR HVAC

Provide and install 18" exposed spiral duct work for both supply and return air per owner provided HVAC plans and drawings. Installation to include:

- All supply runs shall be 18" round exposed spiral ducts with drops for registers per plans.
- The returns will be "Wild Returns" with one high and one low.
- Includes all new registers and grills per HVAC plans.
- Include all permit and inspection fees
- Include venting for two bathroom exhaust fans per code and HVAC plans.
- The new unit must run on R-410A refrigerant.

7 ALTERNATIVE/ADD-ON #1 - ATTACH DETAILED DESCRIPTION AND COST

All contractors are required to bid on the listed projects as specified and in accordance with listed materials and instructions. However, we recognize that there may be alternatives to completing one or more of the listed project items based on a contractor's knowledge and experience that may work equally well and at a lower cost. Any contractor that wants to propose an alternative approach and/or material to complete a project line item may do so by entering the cost on the bid page and attaching a separate detailed page that identifies the line item you are proposing an alternative for and includes a detailed description of the proposed alternative including methods, materials and related cost. In addition, if the Contractor discovers some other required repair not included in the scope of work, the contractor can add the item to the bid proposal here and attach a detailed description of the work and cost.

CONTRACTOR WILL NEED TO OBTAIN CURRENT PLANS AND DRAWINGS FROM THE BUILDING OWNER