

# Laboratory Air Conditioning Roof Top Package Unit replacement

## **GLOSSARY:**

COR – Contracting Officers Representative  
SPOC – Supervisory Point of Contact  
HSA – Health System Administrator  
CO – Contracting Officers  
PHC – Pinon Health Center  
JCI- Joint Commission International  
CFC- chlorine, fluorine, carbon  
HCFC- hydrochlorofluorocarbon  
HFC- hydro-fluorocarbon  
HVAC- Heating, ventilation, air conditioning

## **1. DESCRIPTION:**

This summary describes the existing condition, Contractor will replace two (2) 10-ton Air Conditioning Units for Pinon Laboratory department. Air Conditioning Units are not maintaining room temperatures that are required by Joint Commission and ASHRAE compliance and Standards. Contractor will exercise and work closely with SPOC, CO.COR for assuring compliance with the terms and conditions of the contract.

### **EXISTING EQUIPMENT LIST BEING REPLACED:**

- RTU1 - MODEL: ZF120N20P4BAC5A, Serial – NIC2639230
- RTU2 - MODEL: ZF120N20P4BAC5A, Serial – NIC2639229

## **2. DELIVERABLES AND SERVICES TO BE PROVIDED:**

- Contractor shall furnish all necessary labor, tools, supplies/materials, equipment, Crane and transportation.
- Contractors will take extra precautions on facilities EPDM roof membrane while rigging operation is motion. Any laceration to membrane will result in roof leaks inside interior of facility.
- Contractors will remove existing Package Units and secure roof mounting jacks. If any repairs to insulation or duct work are needed, this will be the best time while the units are off mounting assembly.
- Contractors will remove existing packaged units with a crane supplied by contractors, and remove to ground level. Rigging will also be done by Contractors

with assistance of maintenance personnel to secure traffic, employees and patients while lifting units to ground level.

- Contractors will install new units (vise versa) rigging and lifting units to roof top location with assistance of maintenance personnel to secure traffic, employees and patients while lifting new units to roof top.
- Contractor shall disconnect all electrical and power supply. Contractors will secure any lighting arrestor and re-secure to new units.
- Check for Refrigerant Leaks on both package units.
- Point to point verification (DDC set points) all units (roof top package).
- Contractor shall use and follow the JCI safety policy for working with CFC'S, HCFC and HFC refrigerant.
- Check inspect and observe economizers sequence of operation on new packaged roof top units.
- Contractor will arrive on site and perform services during regular business hours, Monday – Friday, 8:00am to 5:00pm.
- The contractor will provide delivery and services upon annual scheduled request agreed upon with SPOC and authorization by CO, HSA.
- Contractor shall provide service ticket when deliverables and services are complete.
- Contractor shall provide and share technical information with key maintenance operators and personnel after installation is completed.
- Contractor shall sign in at Security Department and have ID badge visible for personnel identification.

### **3. SCHEDULE STATUS PLAN:**

- REPORT: Service Ticket and Invoice
- PURPOSE: Use for payment
- FREQUENCY: After each on-site visit

**4. PERIOD OF PERFORMANCE:**

- January 1, 2023 to December 31, 2023

**5. LOCATION:**

- 2175 State Road 4  
Pinon, AZ 86510  
Pinon Health Center

**6. CONTACT INFORMATION:**

- Flora Washington – Contracting Officer, flora.washington@ihs.gov
- Phillip Antonio, Maintenance Mechanic Supervisor – COR, Phillip.antonio@ihs.gov

**7. CONTRACTORS USE OF PREMISIES:**

- Contractor shall conduct their operations at all times to ensure the least inconvenience to the Public, Patient Care and IHS staff.

**8. PROJECT DELIVERABLES WILL BE APPROVED/ACCEPTED BY:**

Contracting officer: Flora Washington, Purchasing Agent  
COR: Phillip Antonio, Maintenance Mechanic Supervisor  
Accounts Payable: Lavennia Deswood, Accounts