

## **ATTACHMENT A SCOPE OF WORK**

### **Snohomish Library HVAC Equipment Replacement**

**Location:** Snohomish Library, 311 Maple Ave Snohomish, WA

#### **1. Project Overview**

Sno-Isle Libraries seeks a qualified HVAC vendor to provide all labor, equipment, materials, and permits necessary to replace the following units:

- a. One (1) McQuay AGZ06JAS2 air-cooled water chiller, which is mounted on a concrete slab behind a walled exterior enclosure. It is accessible by locked gates.
- b. Two (2) Raypak H7-0500A hot water boilers, which are in a mezzanine-level mechanical space with limited access.

#### **2. Statement of Work**

The Contractor will be responsible for purchasing, removing, and installing the above-referenced equipment with new units that are “like for like” in capacity according to manufacturer’s specifications of current models and must be compatible with existing mechanical and Delta control systems.

New equipment must be UL listed and meet ASHRAE requirements as applicable. The Library District’s preferred manufacturers are McQuay, Raypak, Carrier, Trane.

New equipment must be compatible with Delta Controls EnteliWeb automated building control system, coordination with the Library District Facilities Team will be required for decommissioning old equipment and commissioning new equipment.

The Contractor will commission and start up new equipment in accordance with manufacturer’s instructions and coordinate with the Library District Facilities Team to install and integrate new components with Delta Controls EnteliWeb automated building control system.

The Contractor will be responsible for disconnecting and reconnecting all associated refrigerant piping to include blowing out non-complaint refrigerant and disposing in accordance with established local, state and federal guidelines. The Contractor will ensure all refrigerant lines are filled with the correct type and ratio of glycol.

#### **2.1 Demolition & Removal**

- a. Safely disconnect, decommission and remove existing equipment and associated hardware.
- b. Recover all noncompliant refrigerants and dispose in accordance with EPA guidelines.
- c. Plan and execute rigging, crane, or hoisting for chiller removal from its enclosure and boiler removal from the mezzanine.
- d. All access points and work areas must be restored to original condition.

## **2.2 Equipment Procurement & Replacement**

- a. Purchase and install water cooled chiller McQuay, Carrier, or Trane equivalent to, McQuay AGZ06JAS2, maintaining minimum tonnage equal to the previous model, refrigerant system must be R-454B, and control integration to support Delta control systems. Replace any damaged or worn plumbing including but not limited to valves, piping and insulation. Replace any damaged, worn or incompatible electrical components.
- b. Purchase and install two boilers. Raypak is preferred by the Library District. Alternatively, equipment must be equivalent to Raypak H7-0500A. Acceptable replacements include Raypak MVB Cat IV or XTherm series models that meet equivalent operational and functional capacity. Replacement units must meet specific physical dimensions of current Raypak H7-0500A dimensions to fit mezzanine placement and limited access.

## **2.3 Utility & Control Integration**

- a. Reconnect all refrigerant piping, water piping, electrical, gas, venting (if applicable), and system controls.
- b. Ensure proper glycol mix ratios are applied and documented.
- c. Integrate new equipment into building automation or control systems for monitoring and operation. Coordinate with the Library District's Facilities Team.

## **2.4 Commissioning & Testing**

- a. Startup and commissioning per manufacturer guidelines. Coordinate with the Library District's Facilities Team.
- b. Verify performance chilled water supply/return, refrigerant charge, boiler hydronic heating performance, efficiency, and safety operations.
- c. Verify airflow, refrigerant charge, electrical connections, and heating/cooling performance.
- d. Balance air systems as necessary to accommodate new equipment.

## 2.5 Documentation & Training

- a. Submit cut-sheets and submittals for approval specifying capacities, configurations, and model equivalency.
- b. Deliver operation and maintenance manuals, warranty information, and commissioning reports.
- c. Provide on-site training to Library District staff on operating procedures and maintenance.

## 3. Contractor Responsibilities

- a. Obtain all necessary permits and scheduling of inspections.
- b. Comply with local, state (WA), and federal mechanical, plumbing, and electrical codes.
- c. Execute project with minimal disruption to library operations during regular working hours.
- d. Maintain safe and clean work environment, including confined areas.

## 4. Project Schedule

- a. Notice to Proceed: TBA
- b. Substantial Completion Goal:

All work must be completed no later than May 29, 2026, scheduled work will be coordinated between the Contractor and Library District, Facilities Representative to ensure the May 29, 2026 deadline is met.

The Contractor will have 40 business days to complete the work once new equipment has been received and a schedule has been established by the contractor and Library District Facilities Representative. Any deviation from this timeline must be negotiated and approved by the Library District.

- c. Key milestones:
  - i. Equipment delivery
  - ii. Mobilization
  - iii. Demolition
  - iv. Rigging
  - v. Installation
  - vi. Inspection
  - vii. System startup and commissioning.