# Description of Work:

* 1. Contractor shall provide all labor, materials, tools, and equipment necessary to remove the broken boiler system and replace with a new boiler system at the Central Maintenance Facility (CMF), 119 West Range Road, Pineville, LA 71360 for the Louisiana Department of Military Affairs (DMA).
	2. Contractor shall replace the existing boiler system. The new boiler system shall meet or exceed standards of boiler currently installed. The Contractor shall be responsible for a complete installation to include testing and balancing of the system and ensure complete functionality. The system currently in place is Areco Benchmark 2.0 Condensing, Modulating Forced Draft, Hot Water Boiler 2,000,000 BTU/H Input, Serial # G-07-0309.

# BKM 2.0 Specifications of current unit:

BTU Input 2,000.000BTU/Hr.

Net Output @ full input 1,720,000-1,840,000 BTU/Hr.

ASME Working Pressure 150 PSIG

Gas Requirements 7.5 W.C. Minimum @ Full Load

14” W.C. Maximum Minimum Water Flow 25GPM

Maximum Water Flow 350 GPM

Water Pressure Drop 4.4 psig @ 170GPM

Water Volume 27 Gallons

Control Range 50F to 200F

**Specify Brand/Model of Boiler Unit Bidding: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

# General Conditions:

* 1. Contractor shall be responsible for field verifying all dimensions and existing site conditions prior to work being performed. Contractor shall inspect and verify information provided herein on existing materials, fixtures, equipment, etc. is correct and inform Project Manager of any errors or questions prior to or during pre-construction meeting.
	2. Contractor shall make the building and any sensitive items secure at the end of each workday by any means necessary to secure building and by the approval of the unit Project Manager.
	3. Contractor shall take all precautions necessary to prevent damages when making the repairs. This includes movement and parking of equipment on grass or unimproved areas surrounding site.
	4. Contractor shall call LA 1-Call and all utility companies prior to any digging.
	5. All work shall comply with all applicable State and Local Safety and Environmental requirements. Occupational Safety and Health Administration (OSHA), National Electrical Code (NEC), Parish, City and State regulation shall be required. Contractor shall supply all employees with PPE.

#  Special Conditions:

* 1. Work shall be completed within 120 calendar days after the issuance of the notice to proceed.
	2. Hours of operation Tuesday- Friday, 7:00 AM to 5:30 PM (central time) and closed on all recognized state and federal holidays.
	3. Contractor shall contact, prior to mobilization and demobilization, the Project Manager for staging and for satisfactory completion.
	4. Contractor shall be responsible for providing storage containers. If an onsite storage area is required, the Contractor must confirm a storage location for any materials, fixtures, equipment, trailers, etc. stored on site during the term length of the contract. The location will be approved by the Project Manager during the pre- construction meeting.
	5. The Contractor shall provide a work schedule (bar chart) 48 hours prior to start of work detailing each task of work.
	6. The awarded Contractor shall provide a detailed schedule of values for approval prior to beginning work and shall invoice for the completed work using the approved schedule of values. It is preferred that Invoices for payment of completed work be submitted using the "AIA Application for Payment" or similar detailed format form.
	7. The Project Manager will schedule weekly / monthly progress meetings to discuss and review payment applications, current completion status, inspections, potential delays, scheduling conflicts, material delays, etc.
	8. All specification sheets and submittals must be pre-approved by the Project Manager prior to ordering.
	9. Contractor shall warranty their workmanship and the completed project for a period of 1 year.
	10. Contractor shall provide warranty information for the materials used in completing this project.

# SITE WORK AND SELECTIVE DEMOLITION

* 1. Contractor shall protect all paved surface in location for dumpsters with ¾” plywood as applicable.
	2. Contractor shall complete any required selective demolition to complete the repairs.

# SUBSTANTIAL COMPLETION & CLOSE OUT

* 1. Contractor shall provide two 3 ring binders with all Submittals, Warranties and O&M. Table content and indexed.
	2. Warranty shall be one year from final acceptance by the owner.
	3. Warranty Letters: on Company letter head; State of Louisiana Military Department, Name of project, Contract Number and Address.
	4. Contractor shall provide two originals that are notarized with seal. Labor, Materials and Craftsmanship.
	5. Sub-Contractors shall provide two originals that are notarized with seal. Labor, Materials and Craftsmanship.
	6. Contractor shall provide all close out documents on a thumb drive.
	7. Contractor shall provide a digital copy of all documents to owner via email.

# Project Manager

Ryan LaCroix

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JFHQ – CFMO

420 F Street

Pineville, La. 71360