

TRADE CONTRACT

23A HVAC

Work including but not limited to the following:

Drawings and Specifications:

Project Specific Inclusions: *Line items listed below are specific to this project and general in nature. All costs associated shall be included within the base bid for this trade contract. Scopes listed shall be priced in their entirety (inclusive of all labor, material, means of conveyance, supervision, and equipment) for a complete and finished system per the contract documents.*

1. This project is scheduled to begin on March 16, 2026, with final completion required by July 31, 2026. Bidders shall include any necessary overtime and weekend work in their bid to meet the project schedule.
2. Ceiling coordination of all MEP systems (Lighting, Ductwork, Diffusers, Electrical Etc.) must be completed by this contractor prior to the start of any new installations.
3. Prior to Demo, field verify and identify any existing equipment to remain in service that is served by system to be demolished.
4. Prior to Demo commencing pre-balance system to maintain system integrity.
5. Save any equipment that is identified as salvage by the owner.
6. All work required for a complete, operational, and finished heating, ventilation, and air conditioning (HVAC) system.
7. Include all T-Stats, Humidistats, & CO2 sensors as required by plans/specifications.
8. Supply and install grilles and vents.
9. Unload and stage all materials that pertain to scope of work.
10. Demolish, cap and seal HVAC duct were indicated on prints.
11. Provide and install all access panels required for HVAC systems and not called out on drawings.
12. Provide and install all insulation, & acoustical duct liner as required by plans/specs.
13. Include all penetrations necessary to complete scope of work.
14. Include firestopping in areas where penetrations are made through fire rated assemblies by this scope of work.
15. Clean up HVAC debris and trash at the end of every day.
- 16. This is a Tax Exempt job.**

General Trade Inclusions: *Line items listed below are typical or boilerplate in nature and shall be included in the base bid IF supported and required by the contract documents unless noted otherwise.*

- 1) *Provide all packaged heating and cooling units, air-to-air energy recovery units, ductless split systems, fan coil units, AHUs, RTUs, DACs, MAUs, DCUs, EUITs, HRUs, and rooftop units.*
- 2) *Provide all work required for a finished and operational heating, ventilating, and air conditioning system. Include phasing, delivery, off-loading, setting, adjusting, lifting, rigging, storage, and clean up as required to provide complete, finished, and operational systems.*

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- 3) *Furnish and install all heat pumps, variable air volume terminal units, unit heaters, integral electric heating coils, factory mounted electronic controls, fan powered terminals with electric heat, and misc. accessories required for complete, operational, and finished systems.*
- 4) *Provide all ductwork system insulation and jacketing, condensate line insulation, refrigerant line insulation/jacketing, duct insulation/jacketing, grease duct insulation/jacketing, fire primary blankets, and miscellaneous as required for complete finished and operation systems.*
- 5) *Furnish and install all ductwork accessories, dampers, volume control dampers, fire dampers, back draft dampers, air turning devices, flexible duct connections, duct access doors, duct test holes, smoke dampers, access doors, U-belt drives, drip pans, metal supports, wood supports, anchors hardware, access doors, flexible connections, mounting angles, duct connections, supports, closure plates, anchors, connections, registers, diffusers, grilles, louvers, bird screen, and miscellaneous accessories required for a complete, operational and finished systems.*
- 6) *Trade Contractor shall provide all HVAC piping, refrigerant piping, expansion tanks, heat trace, checks, valves, stands, and miscellaneous required for complete, finished, and operational systems.*
- 7) *Trade Contractor shall furnish and install all make-up air units, heat exchangers, pumps, fan powered boxes, fans, VFDs and miscellaneous required for complete, operational, and finished systems.*
- 8) *Furnish and install all curbs, roof curbs, flashings, roof flashing, boots, roof boots, and wall flashings for Work provided by this Trade Contract as required for complete, finished, and operational systems.*
- 9) *Provide all power and gravity ventilators, louvers, roof mounted and wall mounted exhaust fans/relief fans, roof and wall mounted supply fans, propeller fans, in-line fans, relief roof hoods, intake roof hoods, and all Work associated as required to provide complete, finished, and operational systems. This Trade Contractor will be responsible for cutting any louvers into existing walls.*
- 10) *Trade Contractor shall provide all noise, vibration control, and vibration isolation required for this work.*
- 11) *Trade contractor to include demolition or removal of existing equipment & pipe as shown.*
- 12) *Trade Contractor shall be responsible for all layout required for work provided under this Trade Contract.*
- 13) *Trade Contractor shall include all design work associated for a complete, finished, and operational system. System to be designed to meet all local, state, and national codes as well as the requirements set forth in the contract documents.*
- 14) *Trade Contractor shall include all work required for complete, finished, and rated wall, floor, and ceiling penetrations.*
- 15) *This Trade Contract shall be responsible for coring any/all penetrations required for execution and completion of this work. Include all cutting, coring, patch, trim, clean up, sleeves, sleeve seals, caulking, fire caulking, sleeves, and sealing of all penetrations. Any penetrations required by the mechanical in the concrete, masonry, and miscellaneous walls will be this Trade Contractors' responsibility. Any missed penetrations will be the responsibility of this Trade Contractor to correct to original conditions. Materials damaged while correcting penetrations will be the responsibility of this Contractor to repair to original condition. Any re-work required by other Trades for a missed rough-in shall be the responsibility of this Trade Contractor.*
- 16) *Trade Contractor shall provide testing and balancing of air moving equipment, air distribution, and exhaust systems. Trade Contractor shall be present to supervise the balancing and adjustment of these systems. All testing and balancing to be performed by an approved testing agency. Testing and balancing reports, and re-testing as needed. Operator training will also be this Trade Contractor's responsibility.*
- 17) *Trade Contractor shall provide wiring diagrams and temperature control drawings of all equipment furnished to the Electrical Contractor.*
- 18) *Provide all control systems including all valves, dampers, thermostats, clocks, sensors, controllers, instrument wells, valve bodies, dampers, transmitters, low-voltage control system, operator interface, networking/communications, facilities management system, standalone*
- 19) *Contractor shall include cleaning all diffusers, registers, and grilles prior to Owner occupancy or as directed by the Construction Manager.*

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- 20) *Include cleaning exterior of all ductwork and fittings, and removal of all tags, markings and stitches exposed to view.*
- 21) *Provide all testing equipment, extra material and supplies as defined by the contract documents.*
- 22) *Include all offsets as required to coordinate with other trades. Provide all labeling mechanical identifications, pipe markers, line markers, valve tags, valve schedule frames, signage, lettering, graphics, nameplates and miscellaneous as required for complete, finished, and operational systems.*
- 23) *Provide all supporting devices, steel plate, shapes, bars, trapezes, hangers, clamps, hanger rods, building attachments, saddles, shields, supports and anchors as required for execution of the work and as required for complete, finished, and operational systems.*
- 24) *Coordinate the locations of roof penetrations with the Construction Manager and Steel Contractor. If not coordinated this trade will be responsible for all cost due to changes in the duct work and caused by other trades that are incurred.*
- 25) *Install systems, material, and equipment level and plumb, parallel, and perpendicular to other building systems.*
- 26) *Install mechanical to facilitate servicing, maintenance, and repair or replacement of equipment components.*
- 27) *Provide access panel/doors as required to access work supplied by the Contract.*
- 28) *Trade Contractor shall start up equipment prior to substantial completion as directed by the Construction Manager.*
- 29) *Trade Contractor shall include the cost of warranty extension as required to provide a full one-year warranty on equipment, commencing from the date of substantial completion.*
- 30) *It is the responsibility of this Trade Contractor to maintain a clean and safe working environment in accordance with applicable codes.*
- 31) *This Trade Contract is intended to be all inclusive of labor and equipment required for the scope of work.*
- 32) *This Trade Contract includes all items of work covered by the specifications be they named, inferred, or normally performed by members of Trade Contractor's industry. For purposes of clarification, we may list items to be included in addition to those which are covered in the plans and specifications.*
- 33) *The Trade Contractor acknowledges and agrees that any recapitulation of the work to be performed shall be for the sole and exclusive purpose of clarifying the status of those items which are included in the Trade Contractor's scope of work. Items not specifically mentioned but are normally performed by members of the Trade's industry are included as part of the Trade Contractor's Scope of Work.*
- 34) *All work shall be accomplished using accepted methods and procedures of the highest recognized standards and shall be done in a neat and skillful manner, in accordance with applicable standards and codes and the requirements of the prime contract.*
- 35) *All work included in this trade contract shall be according to the project/progress schedule provided by the construction manager. This includes day and night work as required by project schedule. If the Subcontractor falls behind schedule in the submittal portion or the installation portion of this Subcontract through no fault of the Contractor or the Owner, the Subcontractor shall work overtime or perform shift work at no extra cost to Contractor as necessary to maintain the project schedule.*
- 36) *Coordination and phasing of work as required by Crossland Construction Co.*
- 37) *Include all ADA requirements applicable to system(s) and project.*
- 38) *Furnish, receive, offload, store, stage, inventory, and protect all materials from weather damage and/or mud. The Trade Contractor shall be responsible to correct any material damaged or muddied.*
- 39) *Include travel and mobilizations for field measuring.*
- 40) *Any damage, because of this Trade Contractor's work to adjacent existing structures, finishes, equipment or other tangible aspect of the project and repair, thereof, will be the responsibility of this Trade Contractor.*
- 41) *Trade Contractor to include daily cleanup of work. Temporary labor will be provided at the Trade Contractor's expense if failure to provide daily cleanup is evident, but not before written notice to correct is given to Trade Contractor by Crossland Construction.*
- 42) *Trade Contractor shall include a final clean of all materials installed by this contract.*

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- 43) *Trade Contractor is responsible for any track out created by employees, subcontractors, or vendors of said Trade Contractor.*
- 44) *Trade Contractor shall include any dewatering as necessary to perform scope of work.*
- 45) *Trade Contractor to include a minimum 40-hr work week. This shall mean work, put in place, by the Trade Contractor and not inclusive of travel time.*
- 46) *Trade Contractor to include all permits applicable to scope of work, including IDP, as required by the contract documents, or, as required by authorities having jurisdiction inclusive of any fees.*
- 47) *Trade Contractor to include coordination of testing. Testing to be paid by others, however, costs of a re-test due to failure of the Trade Contractor, shall be paid by the Trade Contractor.*
- 48) *Trade Contractor to include all applicable submittals and submittal requirements as identified and required by the contract documents including, but not limited to, mockups, samples, product data, shop drawings, calculations, certifications, delegated design, engineering, stamps, warranties etc.*

Exclusions:

Sales Tax