North ES Walk In Cooler and Freezer

Bid Specifications | Item 1 | Amerikooler Combination Walk In and Equipment

Provide a two-compartment walk-in cooler and freezer with the equipment and accessories specified below. Verify dimensions and installation requirements at the mandatory on-site pre-bid meeting.

1 General arrangement

Overall dimensions: 13' 4" × 16' 0" × 8' 2 1/4" high, rectangular. The freezer occupies approximately 9' 6" of the 16' length; the cooler occupies approximately 6' 6". The reference arrangement places the cooler indoors and the freezer outdoors. Verify the building interface, orientation, clearances, door swings, and dimensions before bidding.

2 Freezer compartment

Configuration Outdoor freezer with floor; interior dimensions 12' 8" × 9' 0" × 7' 6 1/4" high. Design holding temperature: -10°F at 95°F ambient.

Floor F1-22S, 22-gauge integral stainless steel; NSF-rated 700 lb/sq ft. For foot traffic only; not rated for rolling carts.

Door One nonstandard 36" × 80" left-hinged flush door with brushed hardware; heavy-duty deadbolt latch with quarter-turn inside release; thermostatically controlled heater wire; heated pressure relief vent; digital LED thermometer/pilot-light switch; and 11 W vapor-proof LED light. Stated electrical requirement: 115 V, 2.2 A.

Accessories One 48" LED strip light, 120 V, 0.33 A, 96 lumens/W; rain-roof membrane with termination bars; perimeter reinforcement floor angles; and trim for the building entry and exterior interface.

3 Cooler compartment

Configuration Floorless cooler with NSF vinyl floor screed; interior dimensions 12' 8" × 6' 0" × 7' 10 1/4" high. Design holding temperature: 35°F at 95°F ambient.

Door One nonstandard 36" × 80" left-hinged flush door with brushed hardware; deadbolt latch with quarter-turn inside release; digital LED thermometer/pilot-light switch; and 11 W vapor-proof LED light. Stated electrical requirement: 115 V, 1 A.

Accessories One 48" LED strip light, 120 V, 0.33 A, 96 lumens/W.

4 Common panel construction

4" thick AK-XPS4 extruded foam insulated panels, with quoted R-values of R-29 for the cooler and R-32 for the freezer. UL-classified core: flame spread 15; smoke rating below 165. Interior and exterior wall and ceiling finishes: 26-gauge stucco-embossed Acrylume.

Warranties Quoted coverage: 50-year thermal warranty, 15-year panel warranty, and 1-year parts warranty.

5 Freezer refrigeration

One Bohn BCH0035LBACZA0000 outdoor, air-cooled, low-temperature scroll condensing unit. Walk-in quotation data: nominal 3 HP; 208–230 V / 1 phase / 60 Hz; MCA 37.5 A; R-448A; and 11,185 BTU/h at -10°F room temperature and 95°F ambient.

One Bohn BEL0100BS6EEAB0200 low-profile, electric-defrost evaporator, 208–230 V / 1 phase / 60 Hz, with EC fan motors. Provide the specified extended four-year compressor warranty.

6 Cooler refrigeration

One Bohn BCH0008MBACZA0000 outdoor, air-cooled, medium-temperature scroll condensing unit. Walk-in quotation data: nominal 0.75 HP; 208–230 V / 1 phase / 60 Hz; MCA 15 A; R-448A; and 8,300 BTU/h.

One Bohn BEL0060AS6AMAB0200 low-profile, air-defrost evaporator, 115 V / 1 phase / 60 Hz, with a two-speed EC motor. Provide the specified extended four-year compressor warranty.

7 Mandatory on site pre bid meeting

All interested bidding Kitchen Equipment Contractors (KECs) shall attend a mandatory on-site pre-bid meeting to review the complete scope of work and verify existing conditions and dimensions. The owner shall establish and publish the meeting date, time, and location.

Review demolition, slab and tile condition, access, building interfaces, equipment locations, refrigerant piping and drain routes, electrical connections, and startup requirements. Turnkey installation is required under Section 8. The owner shall identify any work assigned to district maintenance staff or others by written bid addendum before bids are due.

8 Installation scope and responsibilities

Provide one complete, coordinated turnkey installation. Include labor, supervision, materials, equipment, freight, rigging, licensed subcontractors, permits, testing, and restoration necessary for fully operational cooler and freezer systems. Include incidental work needed to complete the specified installation unless expressly assigned to others by written bid addendum.

8.1 Site survey and bid coordination

- Attend the mandatory pre-bid meeting. Field-measure the footprint, elevations, openings, door swings, delivery route, overhead restrictions, service clearances, and indoor and outdoor interfaces. Verify existing utilities, available electrical capacity, drainage connections, slab condition, and equipment support locations.
- Submit questions and discrepancies before the bid deadline. Identify concealed-condition assumptions and quantify allowances or unit prices requested by the owner; do not rely on unapproved exclusions. Coordinate work hours, school access, security, noise, dust, utility outages, and the replacement sequence with the owner.
- Submit coordinated shop drawings showing the enclosure, floor transitions, supports, roof and wall interfaces, refrigeration and condensate routes, electrical loads and circuits, controls, and penetrations. Obtain written approval before fabrication or installation.

8.2 Demolition and refrigerant recovery

- Coordinate shutdown and owner removal of food and movable contents before demolition. Protect occupied areas, adjacent finishes, equipment, utilities, and the building from damage and weather; maintain safe access and barriers.
- Have qualified trades isolate, lock out, disconnect, and safely cap affected electrical, refrigeration, and drain services. Recover existing refrigerant using qualified personnel and approved equipment; do not vent refrigerant. Document refrigerant type, quantity, recovery destination, and proper recycling, reclamation, or disposal.
- Dismantle and remove the existing cooler and freezer panels, floors where present, doors, refrigeration equipment, obsolete piping, wiring, supports, trim, and abandoned components affected by replacement. Confirm owner-retained items before disposal. Remove waste, oils, and refrigerant containers through appropriate disposal channels; provide disposal records.
- Stop affected work and notify the owner if suspected hazardous materials, concealed structural damage, or unanticipated utilities are encountered. Investigation and remediation beyond the identified bid scope require written direction and an agreed adjustment before proceeding.

8.3 Delivery unloading and storage

- Include freight, delivery scheduling, unloading, lifting, rigging, handling, and placement of all components. Confirm vehicle access, staging, ground bearing conditions, lifting clearances, and required lifting permits.
- Inspect deliveries for damage and completeness. Store panels and equipment dry, secure, and protected as directed by the manufacturer. Repair damage caused by handling or installation and replace components that cannot be restored without impairing performance or warranty.

8.4 Slab concrete tile and moisture preparation

- Remove loose material and unsuitable finishes within the work area. Survey slab levelness, flatness, cracking, bearing capacity, elevations, drainage, and moisture conditions against manufacturer requirements. Do not install over an unsuitable substrate.
- Include localized sawcutting, concrete patching, crack repair, leveling, grouting, and replacement of tile, grout, and coved base disturbed by demolition or installation. Match adjoining finishes as closely

as practical and provide smooth, cleanable transitions without trip hazards. Protect embedded utilities before cutting or drilling.
- Provide manufacturer-compatible moisture and vapor control at the slab, screed, insulated freezer floor, panel joints, thresholds, and building interface. Seal penetrations and connect vapor barriers continuously on the appropriate side of the assembly; prevent thermal bridges and concealed condensation.
- Confirm the outdoor freezer foundation, drainage, insulation, and any required frost-heave protection with the manufacturer and responsible design professional. Identify necessary structural slab replacement, foundation work, or underfloor heating not shown in the source documents for written bid clarification; do not assume these are unnecessary.

8.5 Cooler and freezer floors

- Install the cooler as floorless with the specified NSF vinyl floor screed, continuously supported, anchored, and sealed to the prepared floor. Restore exposed cooler floor and sanitary coved transitions as required for a durable, cleanable installation.
- Install the specified insulated freezer floor with F1-22S 22-gauge integral stainless steel finish, perimeter reinforcement angles, sealed joints, and full support in accordance with manufacturer instructions. Preserve the stated 700 lb/sq ft foot-traffic rating; this floor is not rated for rolling carts.
- Coordinate freezer threshold elevation and safe access with adjacent flooring. Submit any required ramp or transition detail for approval; do not introduce cart service or alter the specified floor rating without written approval.

8.6 Panels doors and accessories

- Assemble, align, lock, anchor, and seal wall, ceiling, partition, and floor panels in accordance with the manufacturer instructions. Provide approved supports and anchorage for applicable loads without using panels to support unapproved equipment or building loads.
- Install the specified doors, frames, gaskets, hinges, latches, inside safety releases, thermometers, lights, switches, freezer door heaters, and heated pressure relief vent. Adjust doors for alignment, positive closing, gasket contact, and unobstructed emergency release.
- Seal panel joints, screeds, floor perimeters, and penetrations with compatible sanitary sealants. Maintain insulation and vapor-barrier continuity. Provide all specified accessories, fasteners, closures, and finish repairs.

8.7 Flashing trim and roof weatherproofing

- Install the specified rain-roof membrane, termination bars, perimeter trim, closures, and flashing. Provide watertight, manufacturer-approved details at the freezer roof, building entry, wall junctions, corners, and every exterior penetration.
- Provide positive drainage without ponding or discharge into the enclosure or building. Coordinate roof and wall penetrations with the owner and existing roof warranty provider; include qualified roofing work required for the installation.
- Complete exterior sealants and protective finishes. Verify water shedding and inspect weatherproofing before concealment; correct leaks and preserve the enclosure and building warranties.

8.8 Refrigeration piping and insulation

- Provide the specified condensing units and evaporators, approved mounting bases or supports, vibration isolation, service clearances, and manufacturer-required accessories. Submit coordinated manufacturer submittals confirming matched R-448A equipment, capacity at the specified design conditions, electrical requirements, and controls for approval before ordering.
- Provide complete correctly sized refrigerant piping, fittings, valves, filter-driers, sight glasses, expansion devices, controls, supports, traps, and oil-return provisions required by the approved

system and actual line lengths and elevation changes. Do not size piping solely from equipment connection sizes.
- Use refrigeration-grade tubing, keep piping clean and dry, and braze with an inert-gas purge. Pressure-test, leak-test, evacuate, and dehydrate to manufacturer requirements; record results. Charge only with the approved compatible refrigerant and record the final charge.
- Provide continuous vapor-tight insulation of required thickness on suction and other lines requiring insulation, with sealed joints, insulated supports, and weather- and UV-resistant protection outdoors. Sleeve, seal, weatherproof, and firestop penetrations as applicable.

8.9 Condensate drainage

- Provide complete evaporator and defrost condensate piping to an owner- and authority-approved receptor. Field-verify the route, connection point, capacity, slope, cleanouts, traps, vents, and required air gap or indirect connection before installation.
- Provide insulation and manufacturer-required heat tracing and controls for freezer drains and other locations subject to freezing. Coordinate power for heat tracing. Keep required traps outside the freezing space and protect exterior drainage from freezing as directed by the manufacturer.
- Include supports, sleeves, penetrations, sealing, and restoration. Test drainage during operation and defrost; correct leaks, standing water, backflow, and ice formation.

8.10 Electrical and controls

- Use licensed electrical personnel. Verify actual voltage, phase, available capacity, grounding, equipment nameplates, MCA, and maximum overcurrent protection against approved submittals. Include dedicated branch circuits, feeders within the identified work area, breakers, disconnects, conduit, conductors, grounding, and final connections required for the complete installation.
- Connect condensing units, evaporators, defrost heaters, door and vent heaters, lighting, switches, drain heat tracing, and all controls. Provide weather-rated equipment outdoors and protection suitable for the installation environment. Identify any service or distribution upgrade needed for written bid clarification before bids are due.
- Install and coordinate thermostats, sensors, defrost controls, fan delays, safety controls, and specified temperature monitoring. Confirm controller compatibility, wiring responsibility, and sequence of operation. Define any building-management or remote alarm interface in the bid addendum; do not assume an existing connection is compatible.
- Label circuits, disconnects, controls, and equipment. Test grounding, protective devices, interlocks, heater operation, and the complete operating sequence.

8.11 Permits inspections and trade coordination

- Include applicable building, mechanical, refrigeration, electrical, and plumbing permit applications, fees, inspections, and closeout. Arrange required licensed design or engineering services for the contractor-provided work and coordinate with the authority having jurisdiction.
- Coordinate all trades under the KEC so that piping, wiring, drains, roofing, floor repairs, sealing, and equipment connections form a complete installation. Obtain required inspections before covering work and correct deficiencies before final acceptance.

8.12 Startup testing training and cleanup

- Provide startup by qualified personnel in accordance with manufacturer procedures. Verify refrigerant charge, pressures, superheat and subcooling as applicable, electrical readings, controls, defrost cycles, fan operation, heaters, drainage, door seals, safety releases, lighting, and weatherproofing.
- Demonstrate that both compartments pull down to and maintain the specified design holding temperatures under documented test conditions. Submit temperature logs and startup records, including ambient conditions, duration, loading, setpoints, and operating readings. Agree the

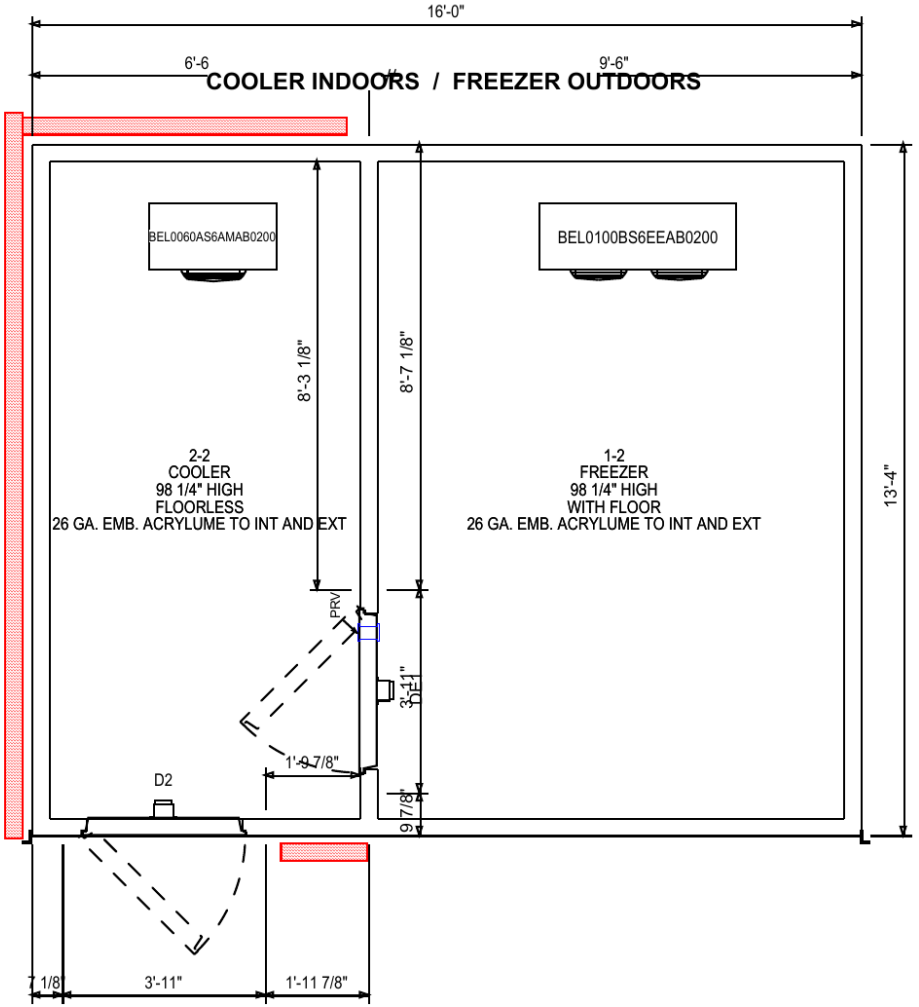
acceptance test duration and loading protocol with the owner before testing; correct deficiencies and retest.

- Train owner personnel in operation, temperature adjustment, defrost, safe door release, routine cleaning, preventive maintenance, alarms where provided, and emergency service procedures. Deliver operating and maintenance manuals, approved submittals, wiring diagrams, as-built routes, model and serial numbers, refrigerant records, inspection approvals, and service contacts.
- Remove packaging, debris, abandoned materials, and temporary protection. Clean and sanitize the enclosure with manufacturer-approved products; clean adjacent affected areas and restore damaged finishes and grounds. Complete a joint punch-list inspection before owner acceptance.

8.13 Warranties and responsibility boundaries

- Preserve the quoted 50-year thermal warranty, 15-year panel warranty, 1-year parts warranty, and specified extended four-year compressor warranty. Submit written manufacturer terms showing commencement dates, coverage, exclusions, registration requirements, and claim procedures; do not represent compressor coverage as full-system parts and labor coverage.
- Provide a separate one-year installation workmanship warranty from owner acceptance, covering defects in contractor-installed joints, piping, drains, wiring, flashing, and finishes. State labor, travel, refrigerant, and emergency-service coverage and exclusions clearly. Register equipment and provide a single KEC contact for warranty coordination.
- The KEC is responsible for all specified turnkey work and subcontractor coordination. No work is assigned to district maintenance staff, the owner, or other contractors unless expressly identified by written bid addendum with the exact connection point, deliverable, schedule, and responsible party.
- The owner provides access and coordinates removal of stored food and movable contents before shutdown. Confirm any temporary refrigeration, product relocation, utility-service upgrades, structural repairs beyond identified localized work, hazardous-material remediation, and remote monitoring requirements before bidding; the bid addendum shall state who provides and pays for each required item.
- Identify exclusions and deviations explicitly in the bid. Concealed conditions and changes require prompt written notice and owner authorization before additional work. Do not leave unresolved trade gaps or proceed with incompatible equipment.

Reference drawing 1 General arrangement



General Arrangement

-SPECIFICATION-

Box Height: Freezer 8'-2 1/4" (7'-6 1/4" Interior)

Cooler 8'-2 1/4" (7'-10 1/4" Interior)

Insulation: 4" thick AK-XPS4 Extruded foam UL classified core flame spread 15, Smoke rating less than 165

Compartment 1 - Freezer

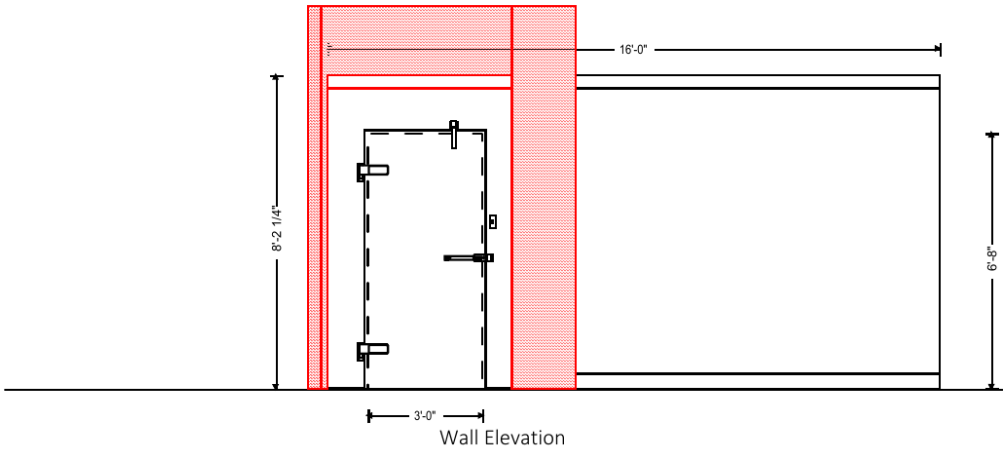
DE1 - (1) Non-Standard 36" x 80" Left hinged flush door with brushed hardware. Interior & Exterior finish: 26 Ga. Stucco Embossed Acrylume. Energy saving temperature regulating thermostat heater wire and heated relief vent. Heavy duty deadbolt handle latch with 1/4 turn inside release. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V. LED fixture. 82 Lumens /watt Angled face . Requires 115vac. 2.2 amps.

By signing the approval print document, you confirm that all dimensions and specifications are accurate
schedule
changes
cost and
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Reference drawing 2 Wall elevation



Wall Elevation

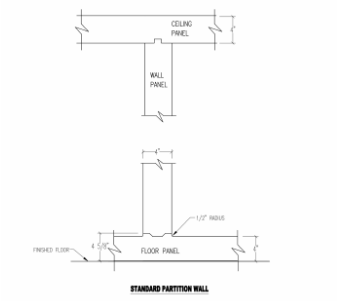
-SPECIFICATION-Continued
Refrigeration:
(1) 3 HP Bohn DOE Compliant Outdoor Condensing Unit, Model BCH0035LBACZA0000, 208-230/1/60, MCA 37.5 Amps, Low Temperature, Scroll, Air-cooled, R-448A, This refrigeration system is designed and certified for use in walk-in freezer applications - AWEF3.15, 1 (11185 Btu/hr @ -10°F room temperature and 95°F ambient)
(1) Bohn DOE Compliant BEL0100BS6EEAB0200, 208-230/1/60, Low Profile Electric Defrost, 1 Fan Amps with 1-Speed EC Motor (Totally Enclosed) motor
(1) Extended 4 year compressor Warranty
Wall Panels
Interior Finish: 26 Ga. Stucco Embossed Acrylume
Exterior Finish: 26 Ga. Stucco Embossed Acrylume
Ceiling Panels
Interior Finish: 26 Ga. Stucco Embossed Acrylume
Exterior Finish: 26 Ga. Stucco Embossed Acrylume

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	Project : North ES	Date : 11/04/2026

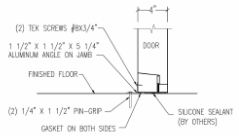
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Reference drawing 3 Door details



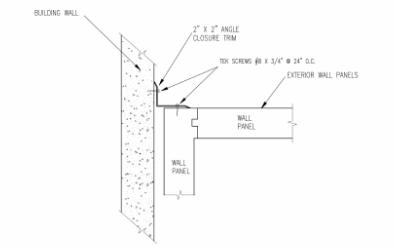
STANDARD PARTITION WALL

20012: STANDARD PARTITION WALL UPCHARGE, WITH FLOOR (PER LINEAR FT OF PARTITION WALL LENGTH)



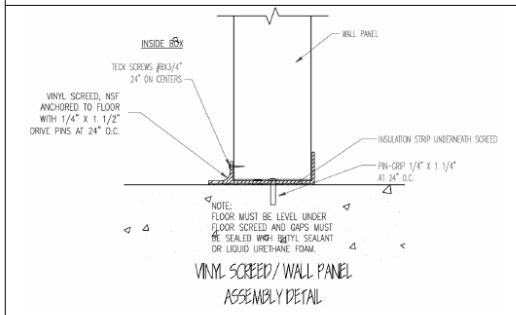
FLUSH DOOR JAMB ALUMINUM ANGLE

20018: INTERIOR FLUSH DOOR JAMB ALUMINUM ANGLE,1 1/2" X 1 1/2" X 5 1/4" TO SECURE TO CONCRETE FLOOR QUANTITY 2 REQUIRED

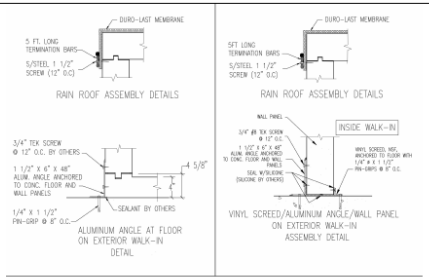


EXTERIOR ANGLE CLOSURE TRIM STRIP 2" X 2"

278 : EXTERIOR ANGLE CLOSURE TRIM 2" X 6" X 10' MAX. LENGTH ACRYLUME STUCCO EMBOSSED FOR WALLS EACH

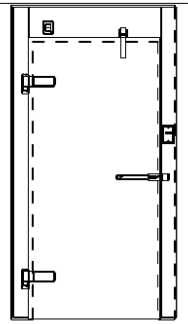


VINYL SCREED / WALL PANEL ASSEMBLY DETAIL

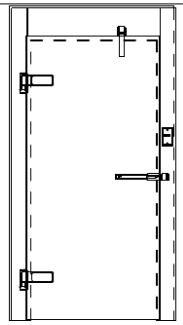


RAIN ROOF MEMBRANE

9462: RAIN ROOF MEMBRANE W/ 10 FT. LONG WITH TERMINATION BARS WITH1 SCREW EVERY 12INCH (PER SQ.FT.)



DE1



D2

Project : North ES

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