



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Board of Directors Regular Meeting

November 2nd, 2023, 6:00 PM, IN-PERSON, DANCE BARN

Call to Order

Land Acknowledgement & Anti-Racism Statement

Roll Call

Item 1) Adoption of Agenda

Item 2) Announcements

Item 3) Property Owner Comments – 15 Minutes Total

Please note that comments are limited to 3 minutes per person.

Item 4) Audit Presentation – Ben Hancock, Larson Gross

Item 5) New Business

6a. Capital Request – Barn 8 Gas Furnace Replacement

Adjournment



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CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors
From: Mike Brock, Maintenance & Facilities Manager
Date: November 2nd, 2023
Subject: Capital Request/Contract Award - Barn 8 Gas Furnace Replacement, Project 9722.09

Purpose

To request contract award for replacing four gas heating units located upstairs in Barn 8 (Dance Barn).

Background

On October 11, 2023, Barron Heating inspected four gas heating units in the Dance Barn as part of their routine service contract. During inspection, they noted that all four heating units are at the end of their serviceable lifespan, and recommended replacement as soon as possible to ensure reliable service.

Analysis

The four gas heaters identified are included in the approved Barn 8 renovation project that is scheduled for this spring. As part of the analysis for the renovation project, specifications were provided for replacing these heating units. With winter approaching, and the heaters at the end of their lifespan, it is prudent to replace these heaters prior to the start of the rest of the project. Quotes were solicited from four vendors using the specifications outlined. The four vendors contacted were Barron Heating, Marr's Heating, Lynden Sheet Metal, and Angar Mechanical. Two of the vendors, Barron Heating and Marr's Heating, had the capacity to quote the project within the timeframe given. Both vendors quoted installation of the same units and have similar workmanship warranties. Marr's Heating's quote of \$15,747.00 is the most competitive and is \$6,549.67 less than Barron Heating, making it the preferred option.

Proposal

Approve contract award to Marr's Heating to replace four gas heating units in the Dance Barn as part of capital project 9722.09 in the amount of \$15,747.00.

Motion 1

Move that the SVCA Board of Directors approve the allocation of \$15,747.00 from CRRRF to Capital Code 9722.09, and authorize the General Manager to execute the standard SVCA construction contract with Marr's Heating to replace four gas heating units in the Dance Barn.

Board of Directors Approval

Approved: _____ Not Approved: _____



BILL TO

Mike Brock
8 Barn View Drive
Bellingham, WA 98229 USA

ESTIMATE 45769281	ESTIMATE DATE Oct 20, 2023
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JOB ADDRESS

Mike Brock
8 Barn View Drive
Bellingham, WA 98229 USA

Job: 45739329

ESTIMATE DETAILS

- Reznor UDX-75 Heating Units (Scope of work): -Removal of 4 gas overhead heating units
- Clean area thoroughly in preparation for new units
 - These systems come with swivel brackets to direct airflow to desired locations
 - Install seismic brackets for each unit
 - New flex gas lines will be installed for each unit
 - Sediment traps will be installed for each unit
 - Adjustment of gas pressure (3.5'WC to factory setting)
 - Install 26 gauge metal venting to ceiling
 - Line voltage electrical included in the estimate

Free Programmable Thermostat with These Units

TASK	DESCRIPTION	QTY
1	Reznor Model: UDX-75 -Heating BTUs: 75,000 -83% AFUE Efficiency -TCORE2 Titanium-Stabilized Aluminized Steel Heat Exchanger -Multi-Try Direct Spark Ignition with Time Lockout -Status-Indicating LED Lights -Low Noise Operation with Vibration-Isolated Fan Venter Motors -7-Segment Display Board for Simple Troubleshooting -Includes 3 Horizontal Louvers -Air Throw- 57ft. -Maximum CFM- 961cfm Warrantee: 9 Year Heat Exchanger and Flue Collection Box Assembly; 4 Year All Electrical and	4.00

Mechanical Components
 Lifetime Workmanship Guarantee through Marrs Heating
 1 Free Year, Parts Labor

2	Basic permit city/county single unit	4.00
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POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$14,500.00
TAX	\$1,247.00
TOTAL	\$15,747.00
EST. FINANCING	\$207.86

Thank you for choosing Marr's Heating & Air Conditioning

CUSTOMER AUTHORIZATION

Warranty: All materials, parts and equipment are warranted by the manufacturers' or the suppliers' written certification only. Warranties listed above are guidelines, but the Manufacturer warranty certification is the only true way to know what warranty equipment and/or materials will carry. Equipment used in a commercial application for example will typically only have a 1 yr. warranty once the equipment is registered. All labor performed by Marr's Heating & Air Conditioning inc (Marr's) is warranted for a term of 1 year from the installation date. Marr's makes no other warranties, express or implied, and it's agents or technicians are not authorized to make such warranties on behalf of the Company. No warranty is expressed or implied on problems or comfort issues caused by existing equipment or materials, i.e. wires, pipes, ductwork, etc. The Marr's material and labor warranty does not cover damage to equipment caused by water, electrical power surges, abuse, neglect, misuse or acts of God.

Registration: New equipment must be registered by purchaser to obtain full manufacturer warranty. Marr's will try to assist you in registration, but registration and verification of registration is the responsibility of the purchaser

Payments Options, Terms, & Financing: Cash, Check, or Credit Card: Marr's Heating and Air Conditioning inc requires a 50% down payment, with final 50% payment due upon the day of installation. All accounts with an outstanding balance will be charged 2.0% monthly interest. All accounts with an outstanding balance after 30 days may be turned over to an outside collections agency and/or subject to other legal actions. Purchaser will be responsible for any and all legal or collection fees associated with an outstanding balance.

Exclusions: Carpentry, Cutting, patching, sheet-rock or painting is excluded from any and all work performed by Marr's Heating and Air Conditioning inc unless explicitly stated in the contract of services. Clearing the work area is the responsibility of the purchaser and shall be done before the installation. Unless explicitly included in the contract of services, any electrical circuit changes or modifications are not included.

Comfort: Marr's Heating and Air Conditioning inc does not express or imply that multi-story homes will be able to maintain a consistent temperature between floors without a Marr's prescribed addition of zoning in some capacity. Ductless heating and cooling systems are zonal by nature and Marr's does not express or imply that a ductless system in any capacity will be able to keep any rooms conditioned beyond the room in which the indoor unit is located. Marr's does not express or imply that air conditioning or heating systems will be able to maintain comfortable indoor temperatures in extreme temperatures, with extreme as defined by any temperature outside of the designated local ACCA design temperatures. Marr's does not express or imply that equipment which is sized for the future addition of air sealing or insulation upgrades will be able to maintain comfortable indoor temperatures. Marr's does not express or imply that the heating and cooling load calculation for equipment sizing is 100% accurate due to the amount of variability between structures, construction types, and climate variations.

Equipment substitutions: The equipment quoted meets 2022 efficiency standards. Marr's reserve the right to substitute equipment made for the new 2023 efficiency standards which may state a lower efficiency, but will in fact be of equal or greater efficiency (will deliver more heating or cooling per watt) than the equipment quoted.

Hazardous Materials: Asbestos and other hazardous materials, visible or unforeseen, which may be distributed during the proposed scope of work, shall be the sole responsibility of the customer.

Contractor registration no. MARRSHA070B7

This offer is valid for a period of 7 Days. Marr's will make every effort to hold costs down. However, if upon delivery, the

manufacturer has increased their price, then this additional increase will be reflected in the purchaser's final invoice.
PROPOSALS WITHOUT SITE VISIT: Any proposal given without a site visit (i.e. preliminary quotes, sales events, home shows, etc.) is to be considered preliminary and is subject to pending site visit with a final design consultation and an updated contract of services.

NOTICE OF INTENT TO FILE LABOR AND/OR MATERIAL LIEN: TO PURCHASER: Please take note that Marr's Heating and Air Conditioning inc will furnish materials, and/or equipment in the amount and of the value set forth on the face hereof, and/or will furnish labor at the value set forth on the face hereof, which will be used to improve the real property set forth under LOCATION on the face hereof, and that a LIEN MAY BE CLAIMED FOR ALL MATERIALS, SUPPLIES, EQUIPMENT OR LABOR FURNISHED:

All work will be completed in a workman like manner according to standard Company practices. Any pre-existing or unforeseen electrical, ductwork or venting issues could result in a change order above and beyond the proposal price and will only be executed upon written orders by customer and Marr's representative.

Cancellations: If customer cancels the job, customer will be responsible for paying for expenses incurred by Marr's at the rate of \$150 per hr. for administration and/or labor plus the cost of any materials that are not recoverable i.e. special duct fabrication, special order equipment, permits, restock fees, etc.

Sign here

Date



5100 Pacific Hwy #103, Ferndale WA 98248 Phone (800) 328-7774 (360) 676-1131 <https://barronheating.com>

BILL TO

Sudden Valley Community Association
4 Clubhouse Circle
Bellingham, WA 98229 USA

ESTIMATE 182436738	ESTIMATE DATE Oct 23, 2023
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JOB ADDRESS

Dance Barn / 8 Barnview Drive
8 Barn View Drive
Bellingham, WA 98229 USA

Job: 182434903

ESTIMATE DETAILS

Commercial Estimate (Commercial):

BARRON HEATING IS PLEASED TO PROVIDE THE FOLLOWING INSTALLATION:

- Four Reznor Unit Heaters UDX 75 82%-83% Efficiency, Model: REZ UDX 75
- Four T4 Pro Programmable Thermostats, TH4110U2005/U
- Gas Piping connection to new Reznor Heaters
- Venting modifications as required/roof vent cap as required/seismic strapping/hanging kit
- Scissor Lift Rental (2 days)
- Low volt permit
- Mechanical permit

WORK NOT INCLUDED BY BARRON

- Electrical work/Electrical permit by Others
- Any work regarding wall/building envelope/roofing work and sealing/exterior wall/alterations/patches/drywall patches/insulation/painting/ finish work/relocation of security cameras and signage changes if required
- Engineering of or installation for Economizer/DOAS/Outside Air System, if required by AHJ (Authority Having Jurisdiction)
- Mechanical Engineering Fees/Design (if required, can be obtained at additional cost)
- Electrical Engineering Fees/Design (if required, can be obtained at additional cost)
- Structural Engineering Fees/Design (if required, can be obtained at additional cost)
- Mechanical/Electrical/Structural Plan Review Fees/Design (if required, can be obtained at additional cost)

WARRANTIES

In addition to manufacturers warranties Barron Heating provides a 1 year Parts and Labor Warranty with a Lifetime Workmanship Guarantee on installed ductwork, sheet metal and piping.

Payment to be made as follows: 50% DEPOSIT, BALANCE DUE ON COMPLETION

TASK	DESCRIPTION	QTY
SUMMARY	Thank you for choosing Barron Heating & Air Conditioning Our Mission: Improving Lives	1.00

SUB-TOTAL	\$20,531.00
TAX	\$1,765.67
TOTAL	\$22,296.67

Thank you for choosing Barron. We sincerely appreciate your business and hope that we exceeded your expectations.

Barron Heating provides a 1-year Parts and Labor Warranty.

No warranty expressed or implied on existing system and materials (i.e., ductwork, wiring, piping, etc.)

This invoice is agreed and acknowledged. Payment is to be made as follows: 50% DEPOSIT due upon acceptance with the BALANCE UPON COMPLETION. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

[Pay Now](#)

NOTE: All Estimates subject to a pre-install Layout. Changes to Estimate at Owner approval and expense. The expiration date of Barron Heating's Contractor Registration No. BARROHA179D7: October 23, 2024.

This estimate shall expire if not accepted within 30 days of estimate date.

[Terms & Conditions](#)

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Did you know Barron offers a variety of energy solutions? From Energy Monitoring Services to Solar by Barron, our team can help you understand AND lower your energy costs.

Call our office or talk to your Barron technician for more information.

Barron Authorized Signature: _____ Date: _____

The expiration date of Barron Heating's Contractor Registration No. BARROHA179D7: October 23, 2022.

Sign here _____ Date _____

EXIST GAS FURNACE (FC) SCHEDULE																		
TAG	BUILDING	MANUF.	MODEL	CFM	MIN. O.A. (CFM)	INPUT (MBH)	OUTPUT (MBH)	(AFUE)	COOLING COIL	CLG COIL MANUF	CLG COIL MODEL	CORRESPONDING CONDUNIT	MOTOR (HP)	VOLT/ PHASE	MCA	ARRANGEMENT	WEIGHT (LBS)	NOTES
GF-1	ATHIC	CARRIER	58MCB100-20	2000		100	93	93%	YES	CARRIER	CNPHP4821ACA	CU-1	3/4	120/1	14.8	HORIZONTAL		
GF-2	CAF	TRANE	TUD2C100A	2000		100	80	80%	YES	CARRIER	CNPVP4821ACA	CU-2	1/2	120/1	0.87 FLA	VERTICAL		
GF-3	GYM	CARRIER	58MCB100-20	2000		100	93	93%	YES	CARRIER	CNPVP4821ACA	CU-3	3/4	120/1	14.8	VERTICAL		
GF-4	LOCKER ROOM	PAYNE	PG9M AB048080	1600		80	74	92%	NO				1/2	120/1		VERTICAL		

NOTES:
 1. WITH COOLING COILS.

EXISTING CONDENSING UNIT SCHEDULE														
TAG	SERVES	LOCATION	MANUF.	MODEL	CAPACITY	ELECTRICAL	WEIGHT	SOUND POWER(dBA)	DIMENSIONS (H"xW"xD")	NOTES				
					48,000	VOLTAGE PHASE MCA BREAKER	EER (SEER)							
CU-1	GF-1	ROOF	CARRIER	24 ACA348 A300		208	26.2	40	156	74	30"x32"x32"	1, 2		
CU-2	GF-2	ROOF	CARRIER	24ACA348A300	48,000	208	26.2	40 (13)	156	74	30"x32"x32"	1, 2		
CU-3	GF-3	POOLSIDE	CARRIER	24ACA348A300	48,000	208	26.2	40	156	74	30"x32"x32"	1, 2		

NOTES:
 1. POWER WIRING, CONDUIT AND DISCONNECT BY E.C.
 2. WITH R-410A REFRIGERANT.

NEW GAS FURNACE (GF) SCHEDULE																			
TAG	BUILDING	MANUF.	MODEL	INPUT (MBH)	OUTPUT (MBH)	(AFUE)	CFM	MIN. O.A. (CFM)	ESP	MOTOR (HP)	VOLT/ PHASE	MCA	MOCP	COOLING COIL	CORRESPONDING COND UNIT	ARRANGEMENT	WEIGHT (LBS)	NOTES	
GF-1	ATHIC	TRANE	S9X1C100	100	97.4	95%	2000		0.5"		120/1	13.3	15	YES	CU-1	HORIZONTAL	145	1, 2, 3, 4	
GF-2	CAF	TRANE	S8X1C100	100	80	80%	2000		0.5"		120/1	14.1	15	YES	CU-2	VERTICAL	145	1, 2, 3, 4	
GF-3	GYM	TRANE	S9X1C100	100	97.4	95%	2000		0.5"	1	120/1	13.3	15	YES	CU-3	VERTICAL	145	1, 2, 3, 4	
GF-4	LOCKER ROOM	TRANE	S9X1B080	80	77.6	96%	1600		0.5"	3/4	120/1	10.3	15	NO		VERTICAL	127	1, 2	

NOTES:
 1. POWER WIRING, CONDUIT AND DISCONNECT BY E.C.
 2. WITH PROGRAMMABLE 7-DAY THERMOSTAT.
 3. WITH COOLING COILS.
 4. FIELD ROUTE CONDENSATE TO NEAREST APPROVED DRAIN.

NEW HEAT PUMP UNIT SCHEDULE														
TAG	SERVES	LOCATION	MANUF.	MODEL	CAPACITY	ELECTRICAL	(SEER)	(HSPF)	WEIGHT	SOUND POWER (dBA)	DIMENSIONS (H"xW"xD")	NOTES		
					COOL(BTUH)	VOLTAGE PHASE MCA BREAKER								
CU-1	GF-1	ROOF	TRANE	4TWR4048N1000A	48,000	208	26	40 (14)	(8.2)	250	72	47"x34"x37"	1, 2, 3	
CU-2	GF-2	ROOF	TRANE	4TWR4048N1000A	48,000	208	26	40 (14)	(8.2)	250	72	47"x34"x37"	1, 2, 3	
CU-3	GF-3	POOLSIDE	TRANE	4TWR4048N1000A	48,000	208	26	40 (14)	(8.2)	250	72	47"x34"x37"	1, 2, 3	

NOTES:
 1. POWER WIRING, CONDUIT AND DISCONNECT BY E.C.
 2. WITH R-410A REFRIGERANT.
 3. PROVIDE WITH DX COILS TO MEET EFFICIENCY LISTED

EXIST UNIT HEATER (UH) SCHEDULE															
TAG	BUILDING	MANUF.	MODEL	INPUT (MBH)	OUTPUT (MBH)	(AFUE)	CFM	MIN. O.A. (CFM)	ESP	MOTOR (HP)	VOLT/PHASE	MCA	MOCP	WEIGHT (LBS)	NOTES
UH-1	2ND FLOOR AREA	REZNOR	F75-E-3	75	60	80%					120/1		15	88	1, 2
UH-2	2ND FLOOR AREA	REZNOR	F75-E-3	75	60	80%					120/1		15	88	1, 2
UH-3	2ND FLOOR AREA	REZNOR	F75-E-3	75	60	80%					120/1		15	88	1, 2
UH-4	2ND FLOOR AREA	REZNOR	F75-E-3	75	60	80%					120/1		15	88	1, 2

NOTES:
 1. POWER WIRING, CONDUIT AND DISCONNECT BY E.C.
 2. WITH PROGRAMMABLE 7-DAY THERMOSTAT.

NEW GAS-FIRED UNIT HEATER (UH) SCHEDULE															
TAG	BUILDING	MANUF.	MODEL	INPUT (MBH)	OUTPUT (MBH)	(AFUE)	CFM	MIN. O.A. (CFM)	ESP	MOTOR (HP)	VOLT/PHASE	MCA	MOCP	WEIGHT (LBS)	NOTES
UH-1	2ND FLOOR AREA	REZNOR	UDX-75	75	62.25	83%	960			0.06	120/1	3.7	15	76	1, 2, 3
UH-2	2ND FLOOR AREA	REZNOR	UDX-75	75	62.25	83%	960			0.06	120/1	3.7	15	76	1, 2, 3
UH-3	2ND FLOOR AREA	REZNOR	UDX-75	75	62.25	83%	960			0.06	120/1	3.7	15	76	1, 2, 3
UH-4	2ND FLOOR AREA	REZNOR	UDX-75	75	62.25	83%	960			0.06	120/1	3.7	15	76	1, 2, 3

NOTES:
 1. POWER WIRING, CONDUIT AND DISCONNECT BY E.C.
 2. WITH PROGRAMMABLE 7-DAY THERMOSTAT.
 3. CONNECT TO EXISTING 4" FLUE, OR REPLACE WITH NEW FLUE AS NEEDED.



SUDDEN VALLEY
 RECREATIONAL CENTER
 HVAC EQUIPMENT REPLACEMENT
 4 CLUBHOUSE CIR
 BELLINGHAM, WA 98229

NO.	DATE	BY	DESCRIPTION
1		RR	PERMIT SET

SCHEDULES

DESIGNED	RR
DRAWN	RR
CHECKED	RR
DATE	8/29/23
CAD FILE	2023.14 M1.0B.DWG
JOB NUMBER	2023.14

M1.0B

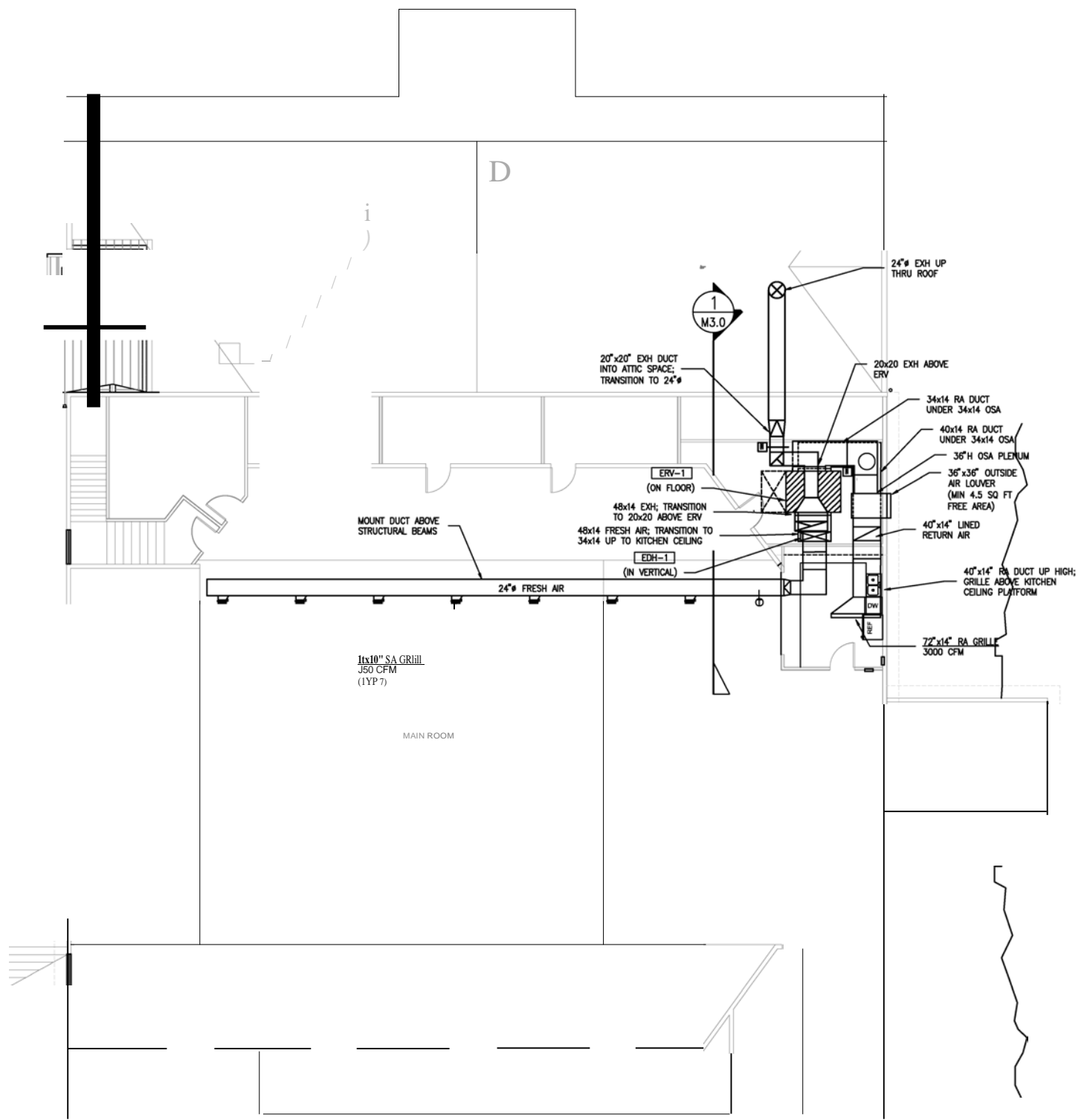
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**SUDDEN VALLEY
RECREATIONAL CENTER
VENTILATION & HVAC REPLACEMENT
4 CLUBHOUSE CIR
BELLINGHAM, WA 98229**

REVISIONS	BY	DESCRIPTION
.....	04/20/23	PERMIT SET
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.....		

HVAC FLOOR PLAN	
DESIGNED	RR
DRAWN	KR
CHECKED	KR
DATE	8/29/2023
CADD FILE	2023.07.M2.0.DWG
JOB NUMBER	2023.3.7



HVAC FLOOR PLAN
SCALE: 1/8"=1'-0"



I-Wen
ca

M2.0A



**SUDDEN VALLEY
RECREATIONAL CENTER
HVAC EQUIPMENT REPLACEMENT
4 CLUBHOUSE CIR
BELLINGHAM, WA 98229**

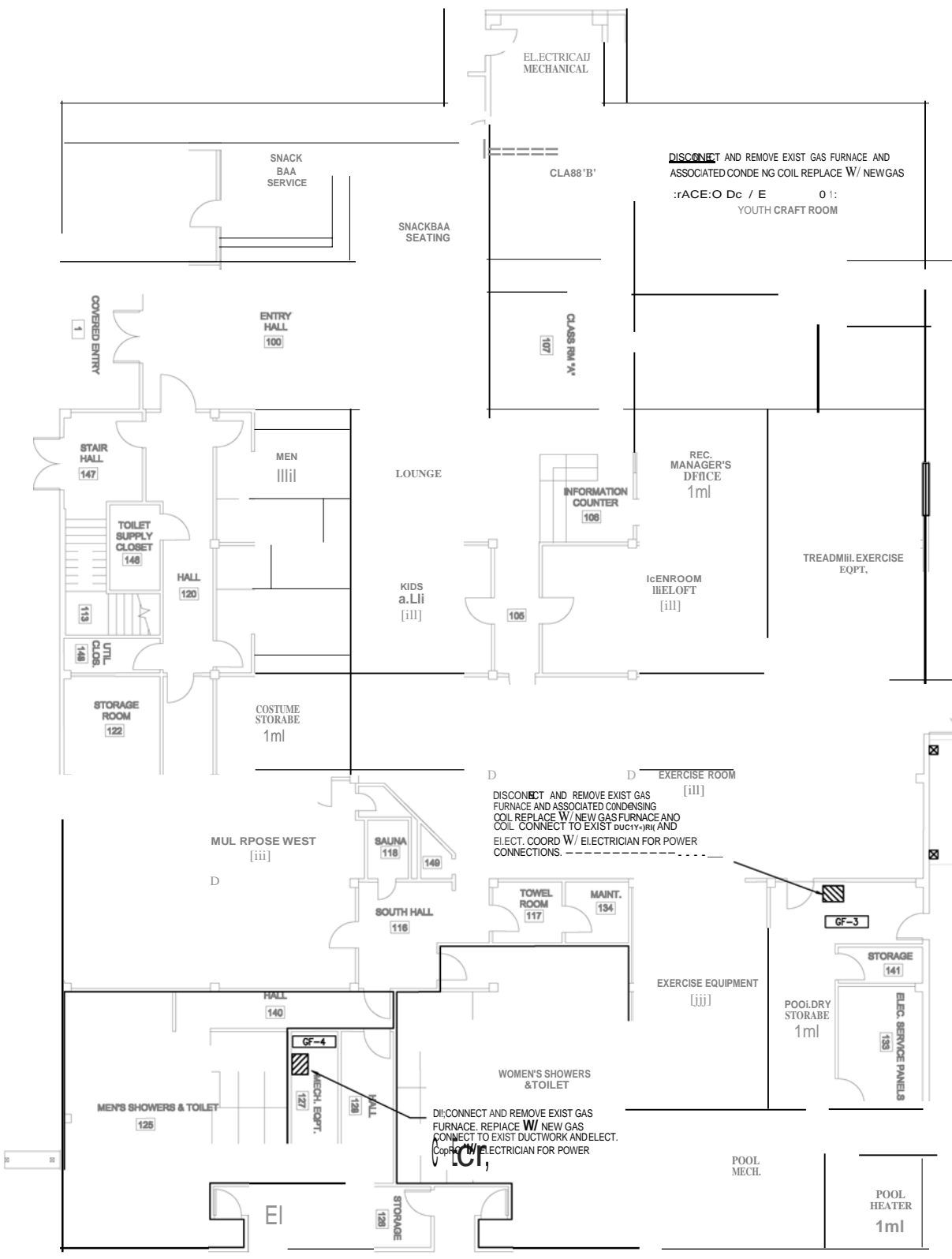
REVISIONS

NO.	DATE	BY	DESCRIPTION
1		RR	PERMIT SET

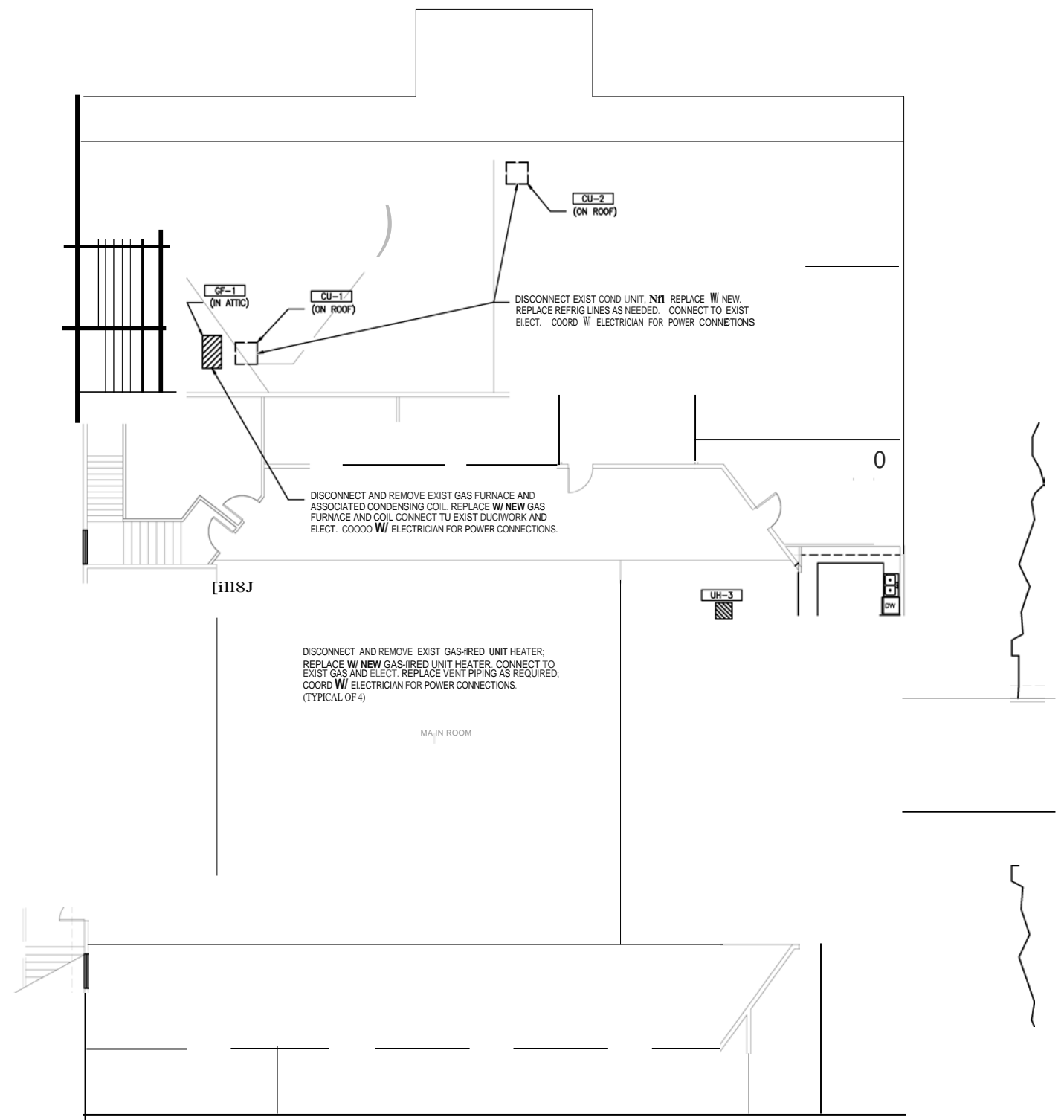
HVAC FLOOR PLANS

DESIGNED	RR
DRAWN	RR
CHECKED	RR
DATE	8/29/2023
CADD FILE	2023.14M2.0.DWG
JOB NUMBER	2023.14

M2.0B



0 OR H_V_A_C_P_L_A_N @



0 OR H_V_A_C_P_L_A_N @

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