



## **SCOPE OF WORKS – REMOVE AND REPLACE AIRCONDITION UNITS PHASES 1, 2 AND 3**

Omega Villas Condominium Association  
1713 NW 72 Avenue  
Plantation, FL-33313

**S&D ENGINEERING AND CONSTRUCTION, INC.**, herein referred to as the Engineer, is pleased to submit this scope of work to **OMEGA VILLAS CONDOMINIUM ASSOCIATION**, herein referred to as the Client. S&D Engineering and Construction Inc., understands that the Omega Villas Condominium Association. is requesting the Engineer to provide a scope of works for the *Removal and replacement of air condition units to facilitate the installation of new Hardie board side panels.*

### **SCOPE OF SERVICES**

The scope of work for removing and reinstalling AC units typically includes disconnecting the old unit, safely removing refrigerant, disconnecting and removing the existing unit, preparing the new unit for installation, installing the new unit, reconnecting all electrical and plumbing connections, and ensuring proper functionality and safety of the new system.

#### ➤ **Disconnection and Removal:**

- Turn off the power supply to the existing AC unit and disconnect it from the electrical source.
- Safely remove and recover the refrigerant using specialized equipment and procedures.
- Disconnect all electrical wiring, refrigerant lines, drain lines, and any mounting hardware securing the unit.
- Carefully remove the AC unit from its location, taking necessary precautions to avoid damage to surrounding areas.

#### ➤ **Preparation and Installation:**

- Clean the area where the unit will be installed, ensuring it's free of debris and obstructions.
- Properly mount the AC unit according to manufacturer specifications and local codes.
- Connect the refrigerant lines, ensuring proper sizing and connections.
- Connect the unit to the electrical supply, ensuring proper wiring and safety measures are in place.
- Connect the drain lines to ensure proper condensate removal.



➤ **Testing and Commissioning:**

- Start the AC unit and allow it to run for a short period to ensure proper functionality.
- Take initial temperature and pressure readings to ensure the system is operating within acceptable parameters.
- Conduct a thorough inspection to ensure all components are properly installed and functioning correctly.

➤ **Clean-up:**

- Clean the installation area and ensure it's left in a clean and tidy condition.

➤ **Documentation:**

- Prepare a technical report summarizing the work performed, including any necessary recommendations.
- Issue a Certificate of Compliance for the electrical installations, if required.

Works description	Total Phase 1	Total Phase 2	Total Phase 3	Grand Total Phase 1, 2, 3
AC unit and AC disconnect	25	25	14	64

**A total of 64 air condition units will need to be removed and replaced in phases 1, 2 and 3.**

“As a routine matter, in order to avoid any possible misunderstanding, nothing in this letter should construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this letter represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.”

Please call us at the office if you have any questions.

Respectfully Submitted By;  
S&D Engineering and Construction, Inc.

Farrukh Sayeed, SI, PE, CGC, MBA, MIS, MRSR, PTI-1  
P.E. # 64701 & S.I. # 64701  
July 8th, 2025