

**Furnace, Water Heater & Central Air Conditioning
Replacement
Creeks Family Housing
Brownstones Family Housing
Northway B Townhomes
2026**

Site Addresses:

Creeks Family Housing

721 33rd St. S. St. Cloud, MN 56301 (units 1-6)
733 33rd St. S. St. Cloud, MN 56301 (units 7-12)
745 33rd St. S. St. Cloud, MN 56301 (units 14-18)
757 33rd St. S. St. Cloud, MN 56301 (units 19-21 / 23-24 & community room)

Brownstones Family Housing

402 9th Ave. N. St. Cloud, MN 56303 (units 1-6)
403 8th Ave. N. St. Cloud, MN 56303 (units 7-12)

Northway B Townhomes

2401 – 2445 15th St. N. St. Cloud 56303 (11 units)

Housing and Redevelopment Authority of St. Cloud, MN (HRA)
1225 W St. Germain Street
St. Cloud, MN 56301
(320) 202-3147

May 20, 2026

Furnace, Water Heater & Central Air Conditioning Replacement Invitation for Bid (Creeks – Brownstones – Northway B)

The Housing and Redevelopment Authority of St. Cloud, MN (HRA) is accepting bids from qualified individuals or firms to provide furnace, water heater & central air conditioning replacements at HRA owned developments in St. Cloud (see attached scope). **Bids will be received by the Housing and Redevelopment Authority of St. Cloud, MN, 1225 W St. Germain, St. Cloud, MN 56301 until 1:00 p.m. Thursday, June 11, 2026**, at which time they will be publicly opened. The Housing and Redevelopment Authority of St. Cloud, MN reserves the right to accept or reject any or all bids. The successful bidder will enter into a formal contract. **MUST USE HRA BID FORM.**

A **non-mandatory pre-bid meeting** will be held beginning at **1:00 pm on Tuesday, June 2, 2026 at Creeks Family Housing 721 33rd St. S. St. Cloud, MN 56301 and continuing to the other sites.**

Contractor will be required to provide a bid bond equivalent to 5% of the bid price when submitting bid. A performance bond for 100% of the contract price and payment bond for 100% of the contract price will be required from the contractor awarded the bid.

Respondents agree that their pricing includes the current minimum tort liability limits of \$500,000/\$1,500,000.

Respondents agree that there will not be discrimination as to race, sex, religion, color, age, creek, or national origin in regard to obligations, work and service performed under those terms of any contract ensuing from this RFP.

The HRA is an Equal Opportunity Employer.

The HRA is a Fair Housing Agency, and any contractor entering HRA property must comply with Fair Housing Laws.

Contractors will complete the Section 3 forms to show whether or not your business is a qualified Section 3 business.

Contractor is to provide permits as required by the city and/or state.

Questions related to this bid can be answered by:

Paul Soenneker, Project Manager at (320) 202-3147 or psoenneker@stcloudhra.com.

TABLE OF CONTENTS

Title Sheet

Table of Contents

Division A – Technical Specifications

Work Scope
Bid Form

Division B - Contract Forms

Construction Agreement

Division C - Contract Conditions

Responsible Contractor Verification of Compliance

**Furnace, Water Heater & Central Air Conditioning
Replacement
Creeks Family Housing
Brownstones Family Housing
Northway B Townhomes
2026**

SCOPE OF WORK

Housing and Redevelopment Authority of St. Cloud, MN

1212 West Saint Germain St. • St. Cloud, MN 56301 • Phone 320-252-0880 • Fax 320-252-0889

Scope of Work

NAME: **Creeks Family Housing** Furnace – Water Heater – AC Replacement

ADDRESSES: 721 33rd St. S. St. Cloud, MN 56301 (units 1-6)
733 33rd St. S. St. Cloud, MN 56301 (units 7-12)
745 33rd St. S. St. Cloud, MN 56301 (units 14-18)
757 33rd St. S. St. Cloud, MN 56301 (units 19-21 / 23-24 & community room)

DATE: 5/20/26

This Scope of Work is intended only as a guide. Please provide a well-detailed proposal

General Conditions:

- Provide all required building permits.
- Clean up job site and haul away all construction debris.

Objective:

- Remove and replace water heaters in all units where noted.
- Remove and replace furnaces in all units where noted.
- Remove and replace central air conditioning units in all units where noted.
- All necessary plumbing, mechanical and electrical to be included to complete project.
- All rebates to St. Cloud HRA.

Plumbing - Water Heater (Gas - Install New) (atmospherically vented)

- Remove and properly dispose of the existing water heater.
- Provide and install to code, a new 40-gallon atmospheric vented water heater with a uniform energy factor rating of .82 UEF, is insulated to a minimum of R7 and carries a six (6) year warranty.
- Install proper temperature and pressure relief valve and overflow pipe to within 2" – 6" from floor to top of waste receptor or floor.
- Provide outlet & wiring for outlet close enough to water heater to power unit.

CONTRACTOR TO DETAIL MODEL, EFFICIENCY RATING AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Heating - New (Forced Air) (atmospherically vented)

- Remove existing heating plant and haul away. Include removal of any ducting not needed in new installation.
- Install new forced air furnace, sized properly for heat load.
- New furnace to be minimum 80% efficient with ECM motor.
- New furnace to be set on a pre-fabricated HVAC mounting block in order to raise it off of the floor.
- New furnace to exhaust through metal chimney to exterior.
- Include all needed ducting, vent covers, controls and related repairs to provide balanced heat load to unit.
- Remove existing thermostat and provide new digital non-programable thermostat.
- Contractor responsible for all related repairs resulting from installation.
- Work to be done to code by licensed professionals.
- Provide all electrical wiring to ensure unit operates properly.

CONTRACTOR TO DETAIL MODEL, EFFICIENCY RATING AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Air Conditioning – Central Air (High-Efficient)

- Remove existing central air conditioning unit and haul away.
- Install new energy efficient central air conditioning unit to code.
- Provide new line set from furnace to new air conditioner.
- New unit to be energy efficient, minimum 14.3 SEER2, and sized using heating and cooling calculations.
- Contractor responsible for any repairs resulting from this work.
- Included all electrical and controls as needed for installation.
- All work to be done by a licensed professional, in a workman like manner.

CONTRACTOR TO DETAIL MAKE, MODEL, EFFICIENCY RATING, CAPACITY AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Creeks Family Housing

| 721 33rd St. S | Furnace | Water Heater | Air Conditioner |
|----------------|----------------|----------------|-----------------|
| Unit # 1 | | | XXXXXXXXXXXXXX |
| Unit # 2 | | | |
| Unit # 3 | | | |
| Unit # 4 | | | |
| Unit # 5 | | | |
| Unit # 6 | | XXXXXXXXXXXXXX | |
| 733 33rd St. S | | | |
| Unit # 7 | | | |
| Unit # 8 | | | |
| Unit # 9 | | | |
| Unit # 10 | | | |
| Unit # 11 | | | |
| Unit # 12 | | | |
| 745 33rd St. S | | | |
| Unit # 13 | XXXXXXXXXXXXXX | XXXXXXXXXXXXXX | XXXXXXXXXXXXXX |
| Unit # 14 | | | |
| Unit # 15 | XXXXXXXXXXXXXX | | XXXXXXXXXXXXXX |
| Unit # 16 | XXXXXXXXXXXXXX | | |
| Unit # 17 | | | |
| Unit # 18 | | XXXXXXXXXXXXXX | |
| 757 33rd St. S | | | |
| Unit # 19 | | | |
| Unit # 20 | | | |
| Unit # 21 | | | |
| Unit # 22 | XXXXXXXXXXXXXX | XXXXXXXXXXXXXX | XXXXXXXXXXXXXX |
| Unit # 23 | | | |
| Unit # 24 | XXXXXXXXXXXXXX | XXXXXXXXXXXXXX | |
| Community Room | | | |

\$ _____ \$ _____ \$ _____

Total For Creeks Family Housing \$ _____

Housing and Redevelopment Authority of St. Cloud, MN

1212 West Saint Germain St. • St. Cloud, MN 56301 • Phone 320-252-0880 • Fax 320-252-0889

Scope of Work

NAME: **Brownstones Family Housing Furnace – Water Heater – AC Replacement**

ADDRESSES: 402 9th Ave. N. St. Cloud, MN 56303 (units 1-6)
403 8th Ave. N. St. Cloud, MN 56303 (units 7-12)

DATE: 5/20/26

This Scope of Work is intended only as a guide. Please provide a well-detailed proposal

General Conditions:

- Provide all required building permits.
- Clean up job site and haul away all construction debris.

Objective:

- Remove and replace water heaters in all units where noted.
- Remove and replace furnaces in all units where noted.
- Remove and replace central air conditioning units in all units where noted.
- All necessary plumbing, mechanical and electrical to be included to complete project.
- All rebates to St. Cloud HRA.

Plumbing - Water Heater (Gas - Install New) (atmospherically vented)

- Remove and properly dispose of the existing water heater.
- Provide and install to code, a new 40-gallon atmospheric vented water heater with a uniform energy factor rating of .82 UEF, is insulated to a minimum of R7 and carries a six (6) year warranty.
- Install proper temperature and pressure relief valve and overflow pipe to within 2" – 6" from floor to top of waste receptor or floor.
- Provide outlet & wiring for outlet close enough to water heater to power unit.

CONTRACTOR TO DETAIL MODEL, EFFICIENCY RATING AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Heating - New (Forced Air) (atmospherically vented)

- Remove existing heating plant and haul away. Include removal of any ducting not needed in new installation.
- Install new forced air furnace, sized properly for heat load.
- New furnace to be minimum 80% efficient with ECM motor.
- New furnace to be set on a pre-fabricated HVAC mounting block in order to raise it off of the floor.
- New furnace to exhaust through metal chimney to exterior.
- Include all needed ducting, vent covers, controls and related repairs to provide balanced heat load to unit.
- Remove existing thermostat and provide new digital non-programable thermostat.
- Contractor responsible for all related repairs resulting from installation.
- Work to be done to code by licensed professionals.
- Provide all electrical wiring to ensure unit operates properly.

CONTRACTOR TO DETAIL MODEL, EFFICIENCY RATING AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Air Conditioning – Central Air (High-Efficient)

- Remove existing central air conditioning unit and haul away.
- Install new energy efficient central air conditioning unit to code.
- Provide new line set from furnace to new air conditioner.
- New unit to be energy efficient, minimum 14.3 SEER2, and sized using heating and cooling calculations.
- Contractor responsible for any repairs resulting from this work.
- Included all electrical and controls as needed for installation.
- All work to be done by a licensed professional, in a workman like manner.

CONTRACTOR TO DETAIL MAKE, MODEL, EFFICIENCY RATING, CAPICITY AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Brownstones Family Housing

402 9th Ave. N Furnace Water Heater Air Conditioner

| | | | |
|----------|--|--|--|
| Unit # 1 | | | |
|----------|--|--|--|

| | | | |
|----------|--|--|--|
| Unit # 2 | | | |
|----------|--|--|--|

| | | | |
|----------|--|---------------|--|
| Unit # 3 | | XXXXXXXXXXXXX | |
|----------|--|---------------|--|

| | | | |
|----------|--|---------------|--|
| Unit # 4 | | XXXXXXXXXXXXX | |
|----------|--|---------------|--|

| | | | |
|----------|--|---------------|--|
| Unit # 5 | | XXXXXXXXXXXXX | |
|----------|--|---------------|--|

| | | | |
|----------|--|--|--|
| Unit # 6 | | | |
|----------|--|--|--|

403 8th Ave. N

| | | | |
|----------|--|--|--|
| Unit # 7 | | | |
|----------|--|--|--|

| | | | |
|----------|---------------|--|--|
| Unit # 8 | XXXXXXXXXXXXX | | |
|----------|---------------|--|--|

| | | | |
|----------|--|--|--|
| Unit # 9 | | | |
|----------|--|--|--|

| | | | |
|-----------|--|--|--|
| Unit # 10 | | | |
|-----------|--|--|--|

| | | | |
|-----------|--|--|--|
| Unit # 11 | | | |
|-----------|--|--|--|

| | | | |
|-----------|--|--|--|
| Unit # 12 | | | |
|-----------|--|--|--|

\$ \$ \$

Total For Brownstones Family Housing \$ _____

Housing and Redevelopment Authority of St. Cloud, MN

1212 West Saint Germain St. • St. Cloud, MN 56301 • Phone 320-252-0880 • Fax 320-252-0889

Scope of Work

NAME: **Northway B Townhomes Furnace – Water Heater – AC Replacement**

ADDRESSES: 2401, 2405, 2409, 2413, 2417, 2421, 2425, 2429, 2433, 2437 & 2445
15th St. N. St. Cloud, MN 56303 (10 units) (High-efficient furnace-water heater-ac)

2409 15th St. N. St. Cloud, MN 56303 (1 unit) (atmospherically vented furnace-water heater / high-efficient ac)

DATE: 5/20/26

This Scope of Work is intended only as a guide. Please provide a well-detailed proposal

General Conditions:

- Provide all required building permits.
- Clean up job site and haul away all construction debris.

Objective:

- Remove and replace water heaters in all units where noted.
- Remove and replace furnaces in all units where noted.
- Remove and replace central air conditioning units in all units where noted.
- All necessary plumbing, mechanical and electrical to be included to complete project.
- The existing chimney must be capped if both the water heater and furnace have been converted to high efficiency units.
- All rebates to St. Cloud HRA.

Plumbing - Water Heater (Gas - Install New) (High-Efficient)

- Remove and properly dispose of the existing water heater.
- Provide and install to code, a new 40-gallon power vented water heater with an energy factor (EF) rating of .67 EF or higher (Energy Star Certified), is insulated to a minimum of R7 and carries a six (6) year warranty.
- Install proper temperature and pressure relief valve and overflow pipe to within 2” – 6” from floor to top of waste receptor or floor.
- Provide outlet & wiring for outlet close enough to water heater to power unit.

CONTRACTOR TO DETAIL MODEL, EFFICIENCY RATING AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Heating - New (Forced Air) (High-Efficient)

- Remove existing heating plant and haul away. Include removal of any ducting not needed in new installation.
- Install new forced air furnace, sized properly for heat load.
- New furnace to be minimum 95% efficient with ECM motor and Energy Star Certified.
- New furnace to be set on a pre-fabricated HVAC mounting block in order to raise it off of the floor.
- New furnace to exhaust through floor joist to exterior.
- Include all needed ducting, vent covers, controls and related repairs to provide balanced heat load to unit.
- Remove existing thermostat and provide new digital non-programable thermostat.
- Contractor responsible for all related repairs resulting from installation.
- Work to be done to code by licensed professionals.
- Provide all electrical wiring to ensure unit operates properly.

CONTRACTOR TO DETAIL MODEL, EFFICIENCY RATING AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:
Efficiency Rating:

Note:

Air Conditioning – Central Air (High-Efficient)

- Remove existing central air conditioning unit and haul away.
- Install new energy efficient central air conditioning unit to code.
- Provide new line set from furnace to new air conditioner.
- New unit to be energy efficient, minimum 14.3 SEER2, and sized using heating and cooling calculations.
- Contractor responsible for any repairs resulting from this work.
- Included all electrical and controls as needed for installation.
- All work to be done by a licensed professional, in a workman like manner.

CONTRACTOR TO DETAIL MAKE, MODEL, EFFICIENCY RATING, CAPICITY AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:
Efficiency Rating:

Note:

2409 15th St. N. St. Cloud, MN 56303 (1 unit) (standard furnace-water heater)

Plumbing - Water Heater (Gas - Install New) (atmospherically vented)

- Remove and properly dispose of the existing water heater.
- Provide and install to code, a new 40-gallon atmospheric vented water heater with a uniform energy factor rating of .82 UEF, is insulated to a minimum of R7 and carries a six (6) year warranty.
- Install proper temperature and pressure relief valve and overflow pipe to within 2” – 6” from floor to top of waste receptor or floor.
- Provide outlet & wiring for outlet close enough to water heater to power unit.

CONTRACTOR TO DETAIL MODEL, EFFICIENCY RATING AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Heating - New (Forced Air) (atmospherically vented)

- Remove existing heating plant and haul away. Include removal of any ducting not needed in new installation.
- Install new forced air furnace, sized properly for heat load.
- New furnace to be minimum 80% efficient with ECM motor.
- New furnace to be set on a pre-fabricated HVAC mounting block in order to raise it off of the floor.
- New furnace to exhaust through metal chimney to exterior.
- Include all needed ducting, vent covers, controls and related repairs to provide balanced heat load to unit.
- Remove existing thermostat and provide new digital non-programable thermostat.
- Contractor responsible for all related repairs resulting from installation.
- Work to be done to code by licensed professionals.
- Provide all electrical wiring to ensure unit operates properly.

CONTRACTOR TO DETAIL MODEL, EFFICIENCY RATING AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Air Conditioning – Central Air (High-Efficient)

- Remove existing central air conditioning unit and haul away.

- Install new energy efficient central air conditioning unit to code.
- Provide new line set from furnace to new air conditioner.
- New unit to be energy efficient, minimum 14.3 SEER2, and sized using heating and cooling calculations.
- Contractor responsible for any repairs resulting from this work.
- Included all electrical and controls as needed for installation.
- All work to be done by a licensed professional, in a workman like manner.

CONTRACTOR TO DETAIL MAKE, MODEL, EFFICIENCY RATING, CAPICITY AND ALL WORK NEEDED FOR THIS INSTALLATION.

Make and Model:

Efficiency Rating:

Note:

Northway B Townhome

| | Furnace | Water Heater | Air Conditioner |
|---|----------------|----------------|-----------------|
| 2401 15th St N. | | | |
| 2405 15th St N | | | |
| 2409 15th St N ** | | | |
| **(atmospherically vented furnace / water heater) | | | |
| 2413 15th St N | | | XXXXXXXXXXXXXX |
| 2417 15th St N | XXXXXXXXXXXXXX | | |
| 2421 15th St N | | | |
| 2425 15th St N | | | |
| 2429 15th St N | | | |
| 2433 15th St N | | | |
| 2437 15th St N | | | |
| 2441 15th St N | XXXXXXXXXXXXXX | XXXXXXXXXXXXXX | XXXXXXXXXXXXXX |
| 2445 15th St N | | XXXXXXXXXXXXXX | XXXXXXXXXXXXXX |

\$ _____ \$ _____ \$ _____

Total For Northway B Townhomes \$ _____

**BID FORM – Furnace, Water Heater, Central Air Conditioning Replacement
Creeks – Brownstones – Northway B 2026**

Bid for the Replacement of: Furnace, Water Heater & Central Air Conditioners at Creeks – Brownstones
– Northway B 2026

Bid of (Company Name) _____

Address _____

To perform the work for the St. Cloud Housing & Redevelopment Authority as stated in the specifications dated May 20, 2026.

Contractor will be required to provide a bid bond equivalent to 5% of the bid price when submitting bid.

BID ITEMS:

Acknowledge all Addenda's received:

Creeks Sub Total: \$ _____

Brownstones Sub Total: \$ _____

Northway B Sub Total: \$ _____

Total Price \$ _____

List any alternates received:

The undersigned being familiar with the specifications of the work to be accomplished and with the local conditions affecting the cost of the work, hereby proposes to complete all work as specified within the time set forth and at the price stated, including all costs for furnishing materials.

It is understood that right is reserved by the owner to reject any or all quotes, and that this quote may not be withdrawn during a period of forty-five (45) days from time of opening.

Submitted by: _____

Signature : _____

Date : _____