

June 11th, 2025

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Sullivan County
100 North St
Monticello, New York 12701

Ref: Sullivan County Adult Care Center HVAC Proposal 2025

As a continuation of the project Sullivan County PH1 VB began in 2019 by EMCOR Services Betlem, we are pleased to quote the following scope of work for the Adult Care Center located on 256 Sunset Lake Rd in Liberty, NY:

Base Bid: Installation of Customer Owned RTU Equipment and Controls

- Demo and removal of RTU1, a Carrier 7-1/2-ton roof top unit serving the 2nd floor dining/activities room.
 - Includes refrigerant disposal per EPA guidelines.
- Demo and removal of RTU2, a Carrier 6-ton roof top unit serving the 1st floor dining/activities room.
 - Includes refrigerant disposal per EPA guidelines.
- Demo and removal of RTU3, a Carrier 6-ton roof top unit serving the 1st floor staff dining room.
 - Includes refrigerant disposal per EPA guidelines.
- Demo and removal of RTU6, a Carrier 5-ton roof top unit serving the 1st floor lobby.
 - Includes refrigerant disposal per EPA guidelines.
- Demo and removal of RTU7, a Carrier 10,000 cfm air handler unit serving the kitchen.
- Installation of replacement RTU1, a customer provided roof top unit serving the 2nd floor dining/activities room.
 - Meets original specifications of 2019 project.
 - Carrier 50LCFA08A2M6-4R4C0
 - 460/3/60 power
 - R410A refrigerant
 - 2,600 cfm air flow
 - 7-1/2-ton nominal cooling
 - 3-stage cooling
 - IEER 19.2
 - 30 kw electric heat
 - VFD driven fan motor
 - Louvered hail guards
 - Ultra-low leak enthalpy economizer
 - Adaptive dehumidification System
 - Hinged access panels
 - Non-fused disconnect on unit
 - Curb adapter
 - Includes controls integration to new Day Automation system matching Government Center
 - Start up and commissioning

- Installation of replacement RTU2, a customer provided roof top unit serving the 1st floor dining/activities room.
 - Meets original specifications of 2019 project.
 - Carrier 50LCFA07A2M6-4R4C0
 - 460/3/60 power
 - R410A refrigerant
 - 2,300 cfm air flow
 - 6-ton nominal cooling
 - 3-stage cooling
 - IEER 20.5
 - 23.4 kw electric heat
 - VFD driven fan motor
 - Louvered hail guards
 - Ultra-low leak enthalpy economizer
 - Adaptive dehumidification System
 - Hinged access panels
 - Non-fused disconnect on unit
 - Curb adapter
 - Includes controls integration to new Day Automation system matching Government Center
 - Start up and commissioning
- Installation of replacement RTU3, a customer provided roof top unit serving the 1st floor staff dining room.
 - Meets original specifications of 2019 project.
 - Carrier 50LCEA07A2M6-4R4C0
 - 460/3/60 power
 - R410A refrigerant
 - 2,250 cfm air flow
 - 6-ton nominal cooling
 - 3-stage cooling
 - IEER 20.5
 - 12.9 kw electric heat
 - VFD driven fan motor
 - Louvered hail guards
 - Ultra-low leak enthalpy economizer
 - Adaptive dehumidification System
 - Hinged access panels
 - Non-fused disconnect on unit
 - Curb adapter
 - Includes controls integration to new Day Automation system matching Government Center
 - Start up and commissioning
- Installation of replacement RTU6, a customer provided roof top unit serving the 1st floor lobby.
 - Meets original specifications of 2019 project.
 - Carrier 50LCEA06A3M6-4R4C0
 - 460/3/60 power
 - R410A refrigerant

- 2,225 cfm air flow
 - 5-ton nominal cooling
 - 2-stage cooling
 - SEER 16.2
 - 12.9 kw electric heat
 - VFD driven fan motor
 - Louvered hail guards
 - Ultra-low leak enthalpy economizer
 - Adaptive dehumidification System
 - Hinged access panels
 - Non-fused disconnect on unit
 - Curb adapter
 - Includes controls integration to new Day Automation system matching Government Center
 - Start up and commissioning
- Installation of replacement RTU7, a customer provided roof top unit serving the kitchen.
 - Meets original specifications of 2019 project.
 - Carrier 28ME custom
 - 460/3/60 power
 - R410A refrigerant
 - 10,000 cfm air flow
 - 40-ton nominal cooling coil (served by addition of CU7)
 - 2-stage cooling
 - SEER 16.2
 - 135 kw electric heat
 - 6-stage heating
 - VFD driven fan motor
 - Louvered hail guards
 - Ultra-low leak enthalpy economizer
 - Hinged access panels
 - Fused disconnects provided for fan, electric heat
 - Curb adapter
 - Includes controls integration to new Day Automation system matching Government Center
 - Start up and commissioning
- Installation of replacement CU7, a customer provided condensing unit serving RTU7 which serves the kitchen.
 - Meets original specifications of 2019 project.
 - Carrier 38APD
 - 460/3/60 power
 - R410A refrigerant
 - 40-ton nominal cooling coil (serving RTU7)
 - Dual-stage cooling
 - EER 11.8
 - Louvered hail guards
 - Hinged access panels
 - Non-fused disconnect on unit

- Insulated line set included
- Includes vibration isolation
- Includes structural work to roof and roofing to install mounting platform
- Includes controls integration to new Day Automation system matching Government Center
- Start up and commissioning
- RTU4, CU4, RTU5, and CU5, previously installed
 - Meets original specifications of 2019 project.
 - Includes controls integration to new Day Automation system matching Government Center
 - Start up and commissioning
- Includes all structural, electrical, roofing, rigging, controls and mechanical work to complete scope of work listed above.
- Includes air balancing.
- Includes performance bond.
- Warranty
 - EMCOR warrants all workmanship performed on project for a period of one-year from equipment turnover
 - The manufacturer's warranties have expired on all parts and equipment. Full-service contract available. See attached.

Total Charges for Base Bid \$439,150.00

Alt Add 1: Roof Top Units and Controls Full-Service Contract

Full service of all roof top units, air handlers, condensing units and associated building controls will be provided for an additional cost for a three-year period. (This number will be pro-rated down as an addendum to the current Sullivan County service contract on execution as necessary.) See attached contract proposal for details.

Total Charges for Alt Add 1 \$180,700.00

Alt Add 2: Replacement of Adult Care Exhaust Fans

Many of the exhaust fans on at the Adult Car Facility located at 256 Sunset Lake Rd in Liberty, NY, have failed, have bad bearings and are generally beyond their useful estimated life. We are pleased to quote the following scope of work:

- Demo and dispose of 38 exhaust fans.
- Provide and install 38 replacement exhaust fans
 - Direct drive centrifugal roof fans (no belts to maintain)
 - Aluminum housing
 - Unit tagging
 - Birdscreen
 - Motor isolation

- Ball bearing motor bearings
- EC motor with dial for balancing
- Shaft grounding
- UL/cUL 705 Listed
- Toggle switch
- Curb cap adapter where needed
- Conduit chase
- EF42 and EF43 prepared for control signal for balancing per original project scope.
- Includes all electrical, rigging, controls and mechanical work to complete scope of work listed above.
- Includes air balancing
- Warranty
 - One year labor and workmanship
 - One year manufacturer's parts

Total Charges for Alt Add 2 \$161,050.00

Alt Add 3: Exhaust Fans Full-Service Contract

Full service of all exhaust fans will be provided for an additional cost for a **three-year** period. (This number will be pro-rated down as an addendum to the current Sullivan County service contract on execution as necessary.) See attached contract proposal for details.

Total Charges for Alt Add 3 \$43,770.00

The terms and conditions are as follows.

- Services provided under this agreement will be performed during normal working hours
- This proposal shall remain valid for thirty days
- Customer agrees to pay invoice within thirty days of receipt

Please feel free to contact me with any questions or comments.

Andrew Butler

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TERMS AND CONDITIONS

1. Contractor will perform the services ("Services") in the attached proposal ("Proposal").
2. Contractor will perform the Services during normal working hours, Monday through Friday, from 8 AM to 5PM, unless specified otherwise in writing by Contractor. If Customer asks that Contractor supply Services on an expedited basis and/or outside normal working hours, Customer shall pay all added charges for freight, labor, or materials according to Contractor's established rates and fees.
3. If Contractor determines that other work beyond the Services is needed, such work shall not constitute a part of the Services, and Contractor will provide Customer with a quotation for such work.
4. Customer agrees to (i) provide safe and reasonable access, and any other assistance as is reasonably necessary, so that Contractor can perform the Services and (ii) remove and replace/refinish any part of the work site that must be disturbed so Contractor can perform the Services.
5. This proposal is conditioned on EMCOR Services Betlem confirming the price, delivery time, and availability of goods with subcontractors, vendors, and/or suppliers at the time you are ready to proceed with the proposed work. We reserve the right to adjust the proposal price and schedule and add any conditions to the final contract that we must accept from our subcontractors, vendors, and/or suppliers to obtain any goods needed due to such confirmation.
6. Contractor shall not perform any service that concerns hazardous materials, and shall have no responsibility for remediation, accumulation, storage, transportation, or disposal of any hazardous materials generated by Customer or present at the work site.
7. Contractor shall not be required to perform any Services where hazardous materials are present or where Contractor suspects the presence of hazardous materials, and Contractor immediately may stop providing Services in either instance and notify Customer of the circumstance giving rise to the stoppage.
8. Customer agrees to pay Contractor the lump sum or time and materials rates set forth in the Proposal, and all excise, sales, use, occupation or other similar taxes connected with Contractor's performance of the Services.
9. Customer's payment is due net 30 days from date of invoice, and past due payment to Contractor shall be subject to interest at the rate of one and one-half percent (1½ %) per month, not to exceed the maximum amount allowed by applicable law. Contractor may cease providing Services, including warranty services, if Customer fails to make any payment that is due and owing.
10. Materials provided will be free from defects for one (1) year from the date of the Services or to the extent of the manufacturer's warranty, whichever the lesser. Workmanship provided will be good and of a workman-like standard for sixty (60) days from the date of the Services. During the applicable warranty period, Contractor promptly shall repair or replace, at its sole option and at its own expense, any defective materials or workmanship during normal working hours (for defective materials, Contractor only will provide (i) warranty coverage to the extent that Contractor is able to enforce liability against the manufacturer and (ii) necessary labor at its own expense for sixty (60) days from the date of the Service and during normal working hours). Customer's sole and exclusive warranty is the repair or replacement set forth herein. If Customer requests that Contractor provide warranty services on an expedited basis and/or outside normal working hours, Customer shall pay all additional charges for freight, labor, or materials according to Contractor's established rates and fees.
11. Contractor's warranty applies only to materials and workmanship furnished by Contractor. Contractor's warranty shall be null and void if (i) Customer fails properly to operate and maintain equipment and/or the system for which Services were provided, (ii) acts of vandalism or other alterations or modifications occur that affect the equipment and/or the system for which Services were provided, or (ii) Customer subsequently has another contractor provide goods or services that affect to the Services.
12. Contractor shall not be liable for any delay, or loss or damage arising therefrom, and shall be entitled to additional time for the Services if the delay is caused by an occurrence beyond the reasonable control of Contractor.
13. Contractor is not responsible for equipment and/or system design deficiencies, obsolete equipment or systems, equipment or systems beyond serviceable life, or electrical failures, and Customer shall remain obligated to pay for Services if the Proposal properly was performed but the Services do not remedy the condition giving rise to the Proposal because of the foregoing.
14. Contractor shall not be liable for operation of any equipment or system, nor for injury to person or damage to property, except to the extent such injury or damage is caused by the negligent acts or omissions of Contractor, and only to the proportionate extent of Contractor's negligence.
15. Under no circumstances, whether arising out of contract, tort (including negligence), strict liability, warranty or otherwise, shall either party be liable to the other for special, indirect, incidental, consequential, exemplary or punitive damages of any nature.
16. In no event shall Contractor's aggregate liability to Customer exceed an amount that is the lesser of (i) the amount of the Proposal or (ii) the cost to Contractor to repair or replace the item giving rise to the claim.
17. This Proposal shall be governed by the laws of the State where the Services are performed, without giving effect to its conflict of law's provisions. Any action concerning the subject matter of this Proposal shall be commenced in the State court of such State, which shall have exclusive jurisdiction over such action. Any such action shall be submitted TO THE COURT ONLY for resolution, WITHOUT TRIAL TO A JURY. THE PARTIES HEREBY WAIVE ANY RIGHT TO A JURY TRIAL REGARDING SUCH ACTION.
18. Contractor shall be entitled to all fees and costs, including reasonable attorney's fees, incurred by it in any action to collect amounts due to it from Customer.
19. By signing the Proposal, Customer authorizes Contractor to perform the Services and agrees to these Terms and Conditions and those set forth in the Proposal. Customer further agrees that the Proposal and these Terms and Conditions constitute the parties' entire agreement, and any other documents generated or provided by Customer are intended only to create payment authority for Customer's internal purposes. No such Customer documents shall form a part of this agreement, or constitute a counteroffer, amendment, modification, or revision, and hereby are rejected by Contractor.