

Quotation

Date: Thursday May 6, 2021
To: Carroll County Admin – Bob Murray
Subject: RFP - RTU-2 Repairs Proposal

Bob, We are pleased to provide you a proposal to perform the scope of work below on the 50-ton Lennox RTU (RTU-2) at the Admin Building that we looked at together and as outlined in the RFP and the information collected at the mandatory site visit. Below is the scope of work for the job and associated clarifications.

Scope of Work:

1. Shut down RTU-2 (Lennox 50-ton unit) that is to have repairs performed, lock out for safety.
2. Disassemble the unit as needed to allow for the removal of the #2 and # 3 interior condenser coils.
3. Recover the refrigerant from Circuit # 2 and Circuit # 3 per EPA guidelines.
4. Remove condenser coils #2 and #3 and utilize crane to lift the disconnected coils from the roof top unit and also crane in and place the new coils into the unit. ***Existing failed condenser coils will be left on ground level for customer.***
5. Supply and install (2) NEW OEM replacement condenser coils for circuit #2 and #3 direct from manufacturer.
6. Once the existing failed coils are removed and new coils in place, perform the needed brazing work to complete install of new coils. Will also install new filter driers on the 2 circuits being repaired.
7. Once new condenser coils are fully installed, pressurize system circuits 2 and 3 with dry nitrogen and leak check the system for work performed and verify no leaks present.
8. Once leak verification and pressure testing is completed, perform system evac to remove all moisture and contaminants from system circuits from installation process. This is actually a 2nd form of no leak verification as well.
9. System will be evacuated for an overnight period.
10. Once system evac is completed and verified on circuits 2 and 3, both circuits will be charged to manufacturer specs with **NEW** 410A refrigerant.
11. Remove and dispose of the failed return fan vfd.
12. Supply and install (1) NEW OEM replacement return fan VFD-direct from manufacturer.
13. Remove and dispose of the Circuit #2 and #3 compressor contactors.
14. Supply and install (2) NEW OEM compressor contactors-direct from manufacturer.
15. Once the above work is performed ENE will perform full start up and testing of all new system

components to ensure safe and proper operations.

16. This Project includes a 1-year warranty for parts and labor on the new equipment/components being installed. (*Equipment and coil warranties through manufacturer.)

| | |
|--|--------------|
| Total BID Price <u>(Customer supplies Crane)</u> | \$ 25,575.00 |
| Line Item # 1 – <u>(Crane)</u> | \$ 1,670.00 |
| Total BID Price <u>(ENE supplies Crane)</u> | \$ 27,245.00 |

Clarifications:

- 1. This proposal is based on regular labor rates between the hours of 7:30 a.m. to 4:00 p.m.**
- This proposal is based on the provided RFP documentation and job detail/scope provided, along with information collected at the mandatory site visit that was performed.
- This proposal includes all NEW R410A refrigerant for circuits 2 and 3.
- The designation of circuit #2 and #3 condenser coils is per customer.
- The Return VFD repair is to replace the return VFD only. If it is found that any other system components are failed in relation to the VFD or associated electrical this would need to be addressed separately.
- All components being quoted and utilized on this proposal are all **NEW** and **OEM** replacement parts **DIRECT from the Manufacturer**.
- Anything not detailed in the associated scope of work that is needed will be quoted separately.
- 8. Due to constant and unknown pricing increases from manufacturers and vendors this Quote pricing is only valid for 30 days, thereafter pricing will need to be checked/verified for Accuracy and any needed changes.**

Please do not hesitate to contact me with any questions or concerns you may have.

Sincerely, Don Kinnett – Accounts Manager – (603) 406-5104

The Authorized Representative for Barber Colman, Siebe, Invensys and Schneider Electric I/A Systems

ENE Systems of New Hampshire | 155 River Road, Bow, New Hampshire 03304 | dkinnett@eneofnh.com | enesystemsnh.com



MECHANICAL SUPPORT AGREEMENT

Agreement Number: 2021124

Proposal Date: 5/6/2021

BY AND BETWEEN:

ENE SYSTEMS OF NH, INC.
155 River Road Unit #10
Bow, NH 03304

CLIENT:

CARROLL COUNTY ADMIN
95 Water Village Road
Ossipee, NH

This proposal is firm for thirty (30) days and shall include the Terms & Conditions and Schedule(s) attached herein:

- Schedule A - Type of Service Plan
Attachment 1 - Energy Management & Control System Service
- Schedule B - Scheduled Maintenance Schedule
- Schedule C - List of Serviced Equipment
- Schedule D - Miscellaneous Conditions
- Schedule E - Charges, Rates, & Pricing Terms

Scope of Services:

Annual Seasonal Preventative Maintenance Services as detailed in Schedule B.

Located at: 95 Water Village Road, Ossipee, NH (Nursing Home, Admin, Annex, Jail)

Services Shall Commence/Term:

This agreement shall commence upon the approval of this document and shall continue for a term of **one (1) year(s)**, with the Multi-year pricing option as detailed herein.

Charges:

This agreement shall be billed in advance (as listed on attached Schedule E) and is due and payable upon the Client's receipt of invoice. The annual charge for each year is:

First year: Nursing Home - \$ 6,825.00
Admin Building - \$ 2,125.00
Annex Building - \$ 3,395.00
Jail - \$ 3,215.00

*****Option for multi-year pricing:**

Second year: Nursing Home - \$ 6,825.00
Admin Building - \$ 2,125.00
Annex Building - \$ 3,395.00
Jail - \$ 3,215.00

Third year: Nursing Home - \$ 7,030.00
Admin Building - \$ 2,190.00
Annex Building - \$ 3,495.00
Jail - \$ 3,315.00

Billing Schedule (First Year):

Semi-Annually - Nursing Home @ \$ 3,412.50
Semi-Annually - Admin Building @ \$ 1,062.50
Semi-Annually - Annex Building @ \$ 1,697.50
Semi-Annually - Jail @ \$ 1,607.50

*****Option for multi-year pricing:**

Billing Schedule (Second Year):

Semi-Annually - Nursing Home @ \$ 3,412.50
Semi-Annually - Admin Building @ \$ 1,062.50
Semi-Annually - Annex Building @ \$ 1,697.50
Semi-Annually - Jail @ \$ 1,607.50

Billing Schedule (Third Year):

Semi-Annually - Nursing Home @ \$ 3,515.00
Semi-Annually - Admin Building @ \$ 1,095.00
Semi-Annually - Annex Building @ \$ 1,747.50
Semi-Annually - Jail @ \$ 1,657.50

ENE SYSTEMS OF NH, INC.

BOB MURRAY

CARROLL COUNTY ADMIN

Submitted by:

Don Kinnett
Name

Name

Don Kinnett 5/6/2021
Signature Date

Signature Date

Accounts Manager
Title

Title

TERMS & CONDITIONS

1.0 General Provisions:

- 1.1 Unless stated otherwise, the services provided under this agreement shall be provided during ENE Systems of NH normal business hours. Normal business hours are Monday through Friday, 7:00 A.M. to 5:00 P.M. inclusive, excluding holidays.
- 1.2 The Client shall provide reasonable means of access to the equipment being serviced. ENE Systems of NH shall not be responsible for any removal, replacement, or refinishing of the building structure, if required to gain access to the equipment. ENE Systems of NH shall be permitted to start and stop all equipment necessary to perform the services herein described as arranged with the Client's representative.
- 1.3 This agreement, when accepted in writing by the Client and approved by an authorized ENE Systems of NH representative, shall constitute the entire agreement between the two (2) parties.

2.0 Charges:

- 2.1 For services not covered by this agreement, but performed by ENE Systems of NH upon the Client's authorization, the Client agrees to pay ENE Systems of NH upon presentation of itemized invoice(s) at ENE Systems of NH prevailing rates per schedule "E"
- 2.2 If emergency service is requested by the Client and inspection does not reveal any defect for which ENE Systems of NH is liable under this agreement, the Client will be charged at ENE Systems of NH prevailing rates per schedule "E"
- 2.3 Unless otherwise specified, this agreement will commence on the date indicated for the term of **one (1) year(s)** and shall continue from year to year until terminated. Either party may terminate this agreement by giving written notice to the other no later than thirty (30) days prior to the anniversary date. The agreement price may be adjusted on its anniversary date based on prevailing labor and material costs.

3.0 Limitations of Liability:

- 3.1 ENE Systems of NH shall not be liable for any loss, delay, injury, or damage that may be caused by circumstances beyond its control including, but not restricted to; acts of God, war, civil commotion, acts of government, fire, theft, corrosion, floods, lightning strikes, freezes, strikes, lockouts, differences with workmen, riots, explosions, quarantine restrictions, delays in transportation, shortage of vehicles, fuel, labor or materials, or malicious mischief. **IN NO EVENT SHALL ENE Systems of NH BE LIABLE FOR BUSINESS INTERRUPTION, LOSSES, OR CONSEQUENTIAL OR SPECULATIVE DAMAGES.**
- 3.2 ENE Systems of NH shall not be required to make safety tests, install new devices, or make modifications to any equipment to comply with recommendations or directives of insurance companies, governmental bodies, or for other reasons.
- 3.3 ENE Systems of NH shall not be required to make replacements or repairs necessitated by reason of negligence, abuse, misuse, or by reason of any other cause beyond its control except ordinary wear and tear.
- 3.4 The agreement pre-supposes that all equipment is in satisfactory working order. ENE Systems of NH will inspect the equipment within thirty (30) days of when the agreement takes effect and will advise the Client of any equipment found to be in need of repair. ENE Systems of NH will provide the Client with a written estimate of the cost of repairs. If the Client does not authorize ENE Systems of NH to make the repairs or if the Client does not have the work performed, the equipment will be eliminated from coverage and the agreement price will be adjusted. There may be some equipment which, for reasons beyond ENE Systems of NH control, cannot be inspected before this agreement takes effect. ENE Systems of NH will inspect such equipment on the first available visit.
- 3.5 The amount of any present or future sales, use, occupancy excise, or other tax (federal, state, or local) which ENE Systems of NH hereafter shall be obligated to pay, either on its own behalf or on the behalf of the Client or otherwise, with respect to the services and material covered by this agreement, shall be paid by the Client.
- 3.6 If the equipment or software included under this agreement is altered, modified, or changed by a party other than ENE Systems of NH, this agreement shall be modified to incorporate such changes and the agreement price shall be adjusted accordingly.
- 3.7 It is understood that the provisions of this agreement apply only to the systems and equipment covered herein. Repair or replacement of non-maintainable parts of the system such as ductwork, shell and tubes, unit cabinets, , electrical wiring, hydronic and pneumatic piping, structural supports, etc., is not included under the agreement.
- 3.8 Following twelve (12) months of service or any time thereafter, if individual item(s) cannot, in ENE Systems of NH opinion, be properly repaired on-site because of excessive wear or deterioration, ENE Systems of NH, Inc. may withdraw the item(s) from coverage upon ninety (90) days prior written notice.
- 3.9 This agreement shall be governed by, construed, and enforced in accordance with the laws of the State of New Hampshire.

TYPE OF SERVICE PLAN

ENERGY MANAGEMENT & CONTROL SYSTEM SERVICE

Primary Services:

- System and Service Review.** ENE Systems of NH will annually review the services performed during the past year and recommend improvements and options to enhance system performance, resolve operational problems, and to meet your changing needs and objectives.
- Scheduled Maintenance.** Maintenance shall be performed on the covered equipment list (Schedule C) as detailed in the maintenance schedule (Schedule B).
- Telephone/On-line Support.** Technical experts will assist you, via the telephone and or on-line via owner provided internet access, to identify and resolve operational problems.
- On-Line Service.** ENE Systems of NH will provide you with on-line assistance to troubleshoot your system and resolve operational problems.
- System and Service Log.** ENE Systems of NH will provide a log for you to document concerns, system problems, and other related items requiring our attention. Each scheduled service visit shall begin with a review of this log.
- Documentation.** All scheduled and unscheduled service visits will be documented by a work order form, listing materials used and hours spent. All work orders will be signed by an authorized Client representative to verify all work completed. For your convenience, copies of all work orders and our service agreement scope will be kept in your System and Service Log.

TYPE OF SERVICE PLAN

ENERGY MANAGEMENT & CONTROL SYSTEM SERVICE

Premium Services

- Component Repair and Replacement.** ENE Systems of NH will repair or replace failed components with new or reconditioned components of compatible design to minimize obsolescence and maintain system integrity at no additional charge. Exchanged parts shall become the property of ENE Systems of NH, Inc. (see Schedule D for special conditions).
- Business Day Service.** Service repair calls covered by this agreement shall be made five (5) days a week, during normal business hours at no additional charge (see Schedule D for special conditions).
- Premium Time Emergency Service.** Emergency repair calls covered by this agreement shall be made seven (7) days a week, twenty-four (24) hours a day at no additional charge (see Schedule D for special conditions).
- Service Pager.** The Client shall have access to telephone support, via ENE Systems of NH service pager, twenty-four (24) hours a day seven (7) days a week, at no additional charge.
***ENE can meet the 2 hour response time as requested in the Bid RFP ***
- On-Site Service.** ENE Systems of NH shall provide an on site Service Technician for **zero (0)** hours per week, at no additional charge, to provide assistance to the Clients' staff.

SEASONAL MAINTENANCE SCHEDULE

- Annual RTU/ERV PM (Spring)-

- Inspect electrical on units, tighten loose connection as needed
- Check air filters and report deficiencies to customer
- Check belts and report deficiencies to customer
- grease/oil motors/bearings where applicable
- Inspect unit coils to ensure they are not dirty, inspect for overall condition and obvious signs of leaks
- Inspect desiccant wheels/blocks where applicable.
- Wash condenser coils annually in spring with condenser coil cleaners
- Flush condensate drains
- verify proper amp draw on motors and inspect
- test all unit safeties to ensure proper operations
- Test units for safe and proper operations

- Annual Condenser Unit PM (Spring)-

- Inspect electrical on units, tighten loose connection as needed
- Inspect unit coils for overall condition and obvious signs of leaks
- Inspect compressor contactors for pitting/wear
- Inspect and test condenser fan motors, check amp readings
- test head pressure controls on unit to ensure proper operations
- Check refrigerant pressure on unit if units show signs of low charge or apparent leaks
- Clean condenser coils and inspect for signs of leaks and/or oil during spring PM
- verify proper amp draw on compressors, and inspect compressors and heaters
- Test units for safe and proper operations

- Annual Boiler PM – Propane Fired (Fall)-

- Remove all cleaning access panels.
- Wire brush and vacuum all fireside surfaces free of soot.
- Reseal boiler access panels.
- Inspect all burners.
- Adjust spark gap and test pilots as needed.
- Test fire all burners.
- Test all safety devices including but not limited to fire eye controls, pressure relief valves and low water cut offs.
- Test and ensure that all internal operating controls for the respective heating systems are working properly.
- Perform combustion testing analysis annually. Post results on equipment.
- Inspect associated expansion tanks.
- Check gas pressures.
- Replace acid neutralizer stones and flush holding containers/drain lines
- Flush out heat exchangers where applicable

- Annual Chiller PM (Spring)-

- Retrieve oil samples and send out for testing to ensure no signs of issues internal to the equipment. Report findings to customer.
- Inspect all electrical. Tighten all loose connections as needed.
- Check variable speed drive (VSD) fluid. Change as needed. Where applicable.
- check all compressors and associated components to ensure proper operations, check amps to nameplates.
- Check/test crankcase heaters where applicable.
- Check all condenser fan operations to ensure normal, verify all amps to nameplates.
- Clean condenser coils annually in the spring with condenser coil cleaners.
- Check refrigerant charge. Report any issues found.
- Inspect chiller for signs of refrigerant leaks. Report any issues found.
- Inspect chiller for signs of water leaks. Report any issues found.
- Check flow switches where applicable.
- Check all related pressure gauges and ensure proper readings.
- Utilize onboard processor to view diagnostics for active alarms and histories. Report deficiencies to agency.

LIST OF SERVICED EQUIPMENT

The following equipment shall be serviced by ENE Systems of NH under this agreement:

NURSING HOME:

- (11) Trane RTU's – Various tonnages
- (8) Trane split condensing units
- (4) Munters ERV units
- (20) Mitsubishi Condensing units (city multi condensers and ductless splits)
- (4) Lochinvar IntelliFin condensing Boilers – Propane Fired

ADMIN BUILDING:

- (1) 25-ton Lennox RTU (RTU-1)
- (1) 50-ton Lennox RTU (RTU-2)
- (2) Mitsubishi Condensing Units
- (2) Viessmann Vitoden Boilers – Propane Fired

ANNEX BUILDING:

- (1) Goodman Condensing Unit
- (3) Lochinvar PowerFin condensing Boilers – Propane Fired

JAIL:

- (1) Trane CGAM 90-ton Chiller
- (1) Mitsubishi split Condensing unit
- (2) Viessmann Vitocrossal Boilers – Propane Fired

MISCELLANEOUS CONDITIONS

Special Conditions:

ENE supplies the condenser coil cleaners needed for all the associated condensers. Coils will be washed annually during the spring AC PM's.

Premium Services:

N/A

CHARGES, RATES, & PRICING TERMS

Charges:

- See Page 2 for pricing breakdown.

Rates:

The following list contains the Customer Preferred labor rates that shall be used for services, provided by ENE Systems of NH Inc that are requested by the Client for services not included in this agreement. Labor rates are subject to yearly adjustments:

- **Technician (M-F 7:00 A.M. to 5:00 P.M.),** **\$ 100.00 per hour.**
- Technician (M-F After 5:00 P.M. & Saturday), \$ 142.50 per hour.
- Technician (Sunday & Holidays), \$ 142.50 per hour.

- Engineering (M-F 8:00 A.M. to 5:00 P.M.), \$ 100.00 per hour.
- Engineering (M-F After 5:00 P.M. & Saturday), \$ 142.50 per hour.
- Engineering (Sunday & Holidays), \$ 142.50 per hour.