



Proposal

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TO: Collin County
4300 Community Avenue
McKinney, TX 75071

Date: May 1, 2024
Project: Collin County Animal Shelter
Proposal Ref: TR-CollinAnimal-03-28-2024,
updated 4-26-2024 and 5-1-2024

Mr. Greg Dearing

Dear Mr. Dearing:

Johnson Controls was recently requested to provide price and scope to replace the existing Greenheck Heat Recovery Unit RTU serving the Animal Shelter. We are pleased to provide the following quotation.

The scope of our quotation includes the following installation scope of work:

- Demolish and remove the existing roof structure over the existing Greenheck unit. We will remove the roof, but leave the vertical framework in place. Remove crosspiece to allow removal of existing RTU and installation of new RTU.
- Disconnect existing electrical power and controls.
- Disconnect existing gas piping.
- Disconnect condensate drain piping.
- Disconnect, demolish and remove existing supply and exhaust ductwork and related insulation.
- Remove existing unit. Rigging to be performed by McIntire Crane services. Furnish and install new side discharge plenum curb adapter to allow for horizontal air discharge and horizontal return air inlet to the exhaust air entry to the heat recovery wheel portion of the RTU. Curb will be 30" tall and have both supply and return. The supply duct will exit, and the return duct will enter the plenum curb under the condenser section. Both duct flanges will be 36" wide X 24" tall.
- Furnish and install the proposed new Aaon Heat Recovery Packaged Rooftop Unit (to be located in the current location of the existing Greenheck unit.)
- Complete the installation of the new Aaon unit, including reconnecting the gas piping, reconnecting the condensate drain piping and reconnecting any existing control wiring (if applicable).
- Remove existing 80 amp circuit breaker serving the existing unit. Replace with a 90 amp circuit breaker.
- Furnish and install properly sized new feeder power wiring from breaker panel to RTU.
- Furnish and install new supply and exhaust air ductwork between the new Aaon unit and the existing supply and return duct penetrations entering the facility. Ductwork will be externally wrapped with aluminum clad insulation to protect it from the elements.

The scope of the new Aaon equipment to be provided is summarized below (in addition, a complete performance selection and submittal are included as a separate attachment to this quotation):

- Selected for 460-3-60 power.
- R-410A variable capacity scroll compressor.
- Microchannel air-cooled condenser.
- 6-row evaporator coil
- 2-stage D/X cooling stages – (1) variable capacity compressor and (1) on-off compressor with hot gas bypass. Furnished with compressor sound blankets.
- 2" MERV-8 filters for RTU unit and energy wheel.
- Natural gas furnace.
- Stainless steel heat exchanger and stainless-steel gas piping to the valve.
- 270 MBH furnace with 4-stage heating.
- Factory installed total and sensible AAONAIRE® polymer energy recovery wheel. Energy recovery accessories include energy wheel defrost, start/stop and rotation detection.
- 27" direct drive backward curved plenum supply fan with rubber isolation mounts (more energy efficient, quieter, and require less maintenance than belt driven fans.) 7.5 HP premium efficiency open motor.
- 22" direct drive backward curved plenum exhaust fan with rubber isolation mounts. 7.5 HP premium efficiency open motor.
- VFD (Variable Frequency Drive) controlled supply and exhaust fans for precise airflow control, building pressure control, and reduced power consumption.
- Modulating hot gas reheat for humidity control.
- Labeled electrical components and color-coded wiring match the unit specific color-coded wiring diagram which is laminated and permanently affixed inside the control compartment.
- Factory provided Aaon controller selected to meet existing building control sequence as a make-up air unit, complete with BACnet I/P BMS connection. (CAT5 cabling and 3rd party BMS controller not included)
- Unit controls and compressors are contained within compartment isolated from the air stream for ease of service and quiet operation.
- Run test report, color-coded wiring diagram, and Installation, Operation and Maintenance manual with startup form is included in control access compartment of every unit.
- Factory installed, 2-position, AMCA Certified Class 2 low leakage gear driven outside air damper.
- Outside air hood with metal mesh filters.
- Gravity dampers for exhaust air discharge.
- ECM (Electronically Commutated Motor) driven condenser fans for energy savings and refrigerant head pressure control.
- Two-inch double wall rigid polyurethane foam panel cabinet construction has a thermal resistance of R-13 or greater, which exceeds the R-value of a cabinet with four-inch thick fiberglass construction. Panels include a thermal break, with no metal contact from inside to outside, to prevent heat transfer through the panel and prevent condensation on the outside of the cabinet. The inner wall protects the insulation from moisture damage, prevents microbial growth, and is easy to clean. This type of construction also makes the cabinet more rigid and resistant to damage, provides increased sound dampening, and reduces air leakage and infiltration.
- Access doors with full-length, stainless-steel piano hinges and quarter turn, zinc cast, lockable handles provide improved reliability over single point hinges and plastic or sheet metal handles and make the unit easily serviceable.
- Corrosion resistant exterior polyurethane paint exceeds a 2,500 hour salt spray test - over five times the industry standard of 500 hours.
- Double sloped stainless steel drain pans eliminate standing water which can support microbial growth and stainless-steel construction prevents corrosion that could lead to water leaks and contaminants in the air stream.
- Condenser coil hail guards.

- Factory installed single point power, non-fused disconnect switch, rated for 100 amps.
- Supply air duct smoke detector.
- Premium Aeon gray exterior paint.
- Five-year non-prorated compressor warranty.
- 15-year non-prorated aluminized steel gas heat exchanger warranty.
- 25-year non-prorated stainless steel gas heat exchanger warranty.

Exclusions & Clarifications (applies to all sections)

- Pricing assumes normal working hours, Mon-Fri, 7am to 4pm. Excludes all off-hours work.
- Excludes any modifications to the existing ductwork.
- Excludes furnishing and installation of any Fire Smoke Dampers, Smoke Control Dampers, Fire/Smoke Detectors or associated power and control wiring.
- Excludes maintenance or troubleshooting not associated with the scope of work described above.
- Excludes air balancing.
- Excludes external vibration isolation.
- Excludes 3rd Party Commissioning.
- Excludes BACnet I/P interface commissioning labor.
- Excludes liquidated damages.
- All invoices are net thirty (30) days.
- Excludes all items not specifically mentioned in the scope of work provided above
- Proposed progress payments against a schedule of values are addressed below.

• **This quotation is in accordance with Sourcewell contract # 070121-JHN.**

- We propose to furnish the materials and perform the work described below for the net price of \$220,328.69. Payment and performance bonds will be provided. Taxes are not included.

• Cost Breakdown:

o Material	\$148,885.06
o Labor	\$ 18,360.00 (102 hrs @ \$180.00/hr.)
o Subcontractors	\$ 52,169.40
o Payment & Performance Bond	\$ 914.23

Total net cost (taxes not included) \$220,328.69

Please let us know if you have any questions regarding the scope of the proposed replacement. We appreciate the opportunity to be of service.

Sincerely,

Tom Recker & Sheri Jenicek
Johnson Controls Inc.
3021 West Bend Drive
Irving, TX 75063

This proposal and alternates listed below are hereby accepted and Johnson Controls is authorized to proceed with work; subject, however to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin. This proposal is valid until: May 15, 2024

Collin County

Johnson Controls, Inc.

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO: _____

CUSTOMER ACCEPTANCE:

In accepting this Agreement, Customer agrees to the terms and conditions contained herein including those on the following page(s) of this Agreement and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes requested by Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized in writing. **ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.**

Customer agrees to pay Johnson Controls pursuant to the progress-based billing schedule of values below. If the schedule of values includes an upfront deposit, it will be paid within 30 days of contract signing and Johnson Controls will not commence work until the upfront deposit is received. Customer agrees to pay for materials, goods, and equipment (ordered, delivered, or stored) pursuant to the schedule of values, prior to installation commencement. The remaining portion of the total price will be progress billed through completion of the work. Johnson Controls progress-based billing can also include any services performed on-site or off-site. All invoices will be delivered via email, paid via ACH/EFT bank transfer and are due NET 30 days from the date of the invoice. ACH/EFT bank transfer details will be provided upon contract execution. The proposed total price is contingent on Customer agreeing to these payment and invoicing terms

Planned Monthly Progress Billing Schedule of Values		
Item #	Description	%
1	Mobilization/Deposit	20%
2	Design/Engineering	20%
3	Materials/Goods/Equipment	30%
4	Installation	30%

This offer shall be void if not accepted in writing within thirty (30) days from the date first set forth above.

To ensure that JCI is compliant with your company's billing requirements, please provide the following information:

PO is required to facilitate billing:

No: This signed contract satisfies requirement Yes: Please reference this PO Number _____

AR Invoices are accepted via e-mail: YES: E-mail address to be used: _____

NO: Please submit invoices via mail

NO: Please submit via _____