

SEDALCO

CONSTRUCTION SERVICES

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September 20, 2024

Mr. Michael Woods
BSW Architects
5000 Quorum Drive
Suite 600
Dallas, TX 75254

Re: Collin County CUP

Subject: CO #014 – Equipment & Labor for Added Chillers (PR #08)

Michael,

Please find the pricing attached for SEDALCO Change Proposal #CO-014. This cost is associated with the furnishing and installation of additional equipment needed for the chillers added in CO#12 as outlined in PR #08. This cost also includes the labor cost to install those chillers at the Systecon plant prior to it being shipped to the site.

The total cost for this change is **\$3,795,520.59**. Upon acceptance of this proposal, please issue a Change Order to the Contract to reflect the added cost.

Please call or email should you have any questions.

Sincerely,

Will Burgess
Project Manager

Approved by: Michael Woods 9-26-2024
Architect – BSW Date

Approved by: David Dwyer 9/26/2024
Owner – Collin County Date



Proposed Change Request

CO - 14

ISSUED TO: Collin County
2300 Bloomdale Road, Suite 3160
McKinney, TX 75071

ATTENTION:

PROJECT: Collin County ADF Ph II New Modular CUP

PROJECT NUMBER: 23534.

DESCRIPTION: Equipment & Labor for Added Chillers (PR#08)
Cost to provide and install pumps, VFD, and accessories for future ATs. As well as labor required to install additional chillers added in PR #08.

Work Description

Equipment & Labor for Added Chillers (PR#08)

Insurance & Builder's Risk

Change Order

| EXTENSIONS | | | |
|---------------|------------|----------------|-------------------|
| A Material | B Labor | C Equipment | D Sub/Supplier |
| | | | 3,277,440.00 |
| 173,033.59 | | | |
| 173,033.59 | 0.00 | 0.00 | 3,277,440.00 |
| A | B | C | D |

APPROVED TO PROCEED BY:

SIGNATURE

PRINTED NAME, TITLE

Line 1: Total of Columns A + B + C + D **\$3,450,473.59**

Line 2: Total From Markups & Add-Ons **\$345,047.00**

Line 3: Total Change Request Amount..... **\$3,795,520.59**

TIME EXTENSION....

0 calendar days

SEDALCO RESERVES THE RIGHT TO REQUEST A COMPENSABLE TIME EXTENSION SHOULD IT BECOME NECESSARY TO EXTEND THE SCHEDULED COMPLETION DATE AS A RESULT OF THIS CHANGE

QUOTATION

Date: 9/18/2024

To: Sedalco Construction Services
Attn: Will Burgess
By: Anne Schultz



Project: Collin County Systecon Modular Chiller Plant Additions
Engineer: MD Engineering

Texas AirSystems is pleased to provide the following proposal for the equipment as described in the scope below:

The price for the additions to the Systecon modular plant is: **\$3,277,440.00**

The price *breakout* for the additional condenser and chilled water pumps, VFD's, and suction diffusers from the above total is: **\$382,600.00** This equipment is the latest lead time mark we need to meet to continue production of the modular plant additions.

Armstrong pumps:

- Chilled water are 10-11 weeks
- Condenser water are 16-17 weeks

ABB VFDs:

- 11-12 weeks

Clarifications:

FOB Factory, FFA to jobsite, No taxes

This price includes freight, factory start-up, and one (1) year parts only warranty from date of start-up.

1. The price quoted in this proposal is firm for ninety (90) days from quotation date.
2. Release of equipment must be within six (6) months of date of proposal to maintain quoted price. If the equipment is not released within six (6) months, the price shall be increased by one percent (1%) per month beyond that time until release occurs.
3. This quotation is based upon phase 2 fit out request. All equipment to be factory installed by Systecon.
4. Functional System Test does not include operations of the pumps, cooling tower fans, or chiller compressor motors. The test will include a complete control test to prove equipment sequence of operations and wiring to end devices and functionality of these devices in the modular plant.
5. Bypass starters are not provided for the cooling tower fan VFDs.
6. Payment and performance bonds not included.
7. Bid and maintenance bonds not included.
8. Permitting and inspections within modular plant included. No permitting outside of plant included in this scope of work.

SCOPE OF SUPPLY

Chillers (Purchased under PR008)

Three York YMC2 chillers rated at 1000 tons capacity each. Chillers to be factory mounted and piped as required.

- Each chiller to include control valves, pressure gauges, thermometers, differential pressure transmitters and shipping tie downs.
- Chiller refrigerant relief piping per ASHRAE Division 15 standard with associated piping specialties and components to be factory installed before shipment.

Cooling Towers

Three BAC series 3000, Enduradrive cooling towers to cool 3000 GPM from 95° F to 85° F with 80° wet bulb each. Cooling towers to be provided by Texas AirSystems and shipped loose for field installation by Texas AirSystems.

- Each tower to include Isolation valves, bypass piping and safety disconnect switch.
- Tower Support structure to be supplied loose for field installation by Texas AirSystems.
- Cooling tower equalization line with isolation valves to be supplied loose for field installation by Texas AirSystems.
- Tower VFD's to ship to Systecon to be installed at factory within electrical room

Tower Filtration

One (1) Easy Water model CTF-425-S tower filtration system with associated piping and valve to connect to the cooling tower basin sweeper piping. Includes check valve.

Chilled Water Pumps

Three (3) pumps each rated at 1,500 GPM @ 145' TDH, ODP, 1750 RPM, 100 Hp, 460/3/60, premium efficiency motors. Pumps shall be Armstrong vertical inline, flexible coupled type.

- Each pump to include isolation valves, check valves, suction diffuser and pressure transmitters.

Condenser Water Pumps

Three (3) pumps each rated at 3,000 GPM @ 70' TDH, ODP, 1750 RPM, 75 Hp, 460/3/60, premium efficiency motors. Pumps shall be Armstrong vertical inline, flexible coupled type.

- Each pump to include isolation valves, check valves, suction diffuser and pressure transmitters.

Modular Plant System Piping

All package chilled water, condenser water, tower basin water, and fire protection piping shall be standard weight carbon steel and fabricated to conform to B31.9 piping standards. Piping is sized and arranged to accommodate the installation of future equipment.

- Chiller condenser water supply and return branch piping and trim.
- Chiller evaporator water supply and return branch piping and trim.
- Cooling tower condenser water supply and return branch piping and trim.
- Cooling tower basin sweeper water supply and return branch piping and trim.
- Cooling tower basin sweeper equalizer branch piping.
- Condenser water pump suction and discharge branch piping and trim.
- Chilled water pump suction and discharge branch piping and trim.
- Tower filtration suction and discharge branch piping and trim

Modular Plant Factory Testing

- Factory hydrostatic test of piping to be provided.
- Non-witnessed flow test to be provided for the chilled water and condenser water pumping systems by the manufacturer. Certified pump curves will be provided.

Modular Plant Electrical Components and Provisions

- NEMA 3R Safety Switch provided loose for each cooling tower fan for field installation by others.
- Three (3) VFD's for chilled water pumps.
- Three (3) VFD's for condenser water pumps.
- Three (3) VFD's for cooling tower fans.
- Three (3) pull boxes for future ATS' for the chillers.

Modular Plant Controls

- Three (3) remote I/O Panels provided per chiller lineup.

Mechanical Scope

- Provide Insulation with aluminum jacket on exterior condenser water piping and filtration piping after heat trace is installed on piping for any new piping.
- Receive and assemble three (3) cooling towers and associated hardware such as service ladders.
- Connect new towers to existing condenser water piping that is valved off. Pipe spools/trim, control valves, thermostats, and gages provided by Sysstecon for field installation by mechanical.
- Install and level/shim the cooling towers on the cooling tower platform. Piping and hardware provided by mechanical.
- Provide and install overflow and drain piping for the cooling towers.
- Re-install chiller refrigerant relief piping for three (3) chillers.
- Install the loose interior basin sweeper piping spools and fasteners that are provided by Sysstecon with flanged connections.

Electrical Scope

- Pull wire and terminate cable provided by Sysstecon to additional three (3) chillers. Wire will be in Main Electrical Room and Sysstecon will provide 6' extra wire and pull box as space saver where future ATS will be installed later.
- Pull wire and terminate cable provided by Sysstecon to additional one (1) condenser water filtration unit.
- Provide and install 460/3/60 conduits and conductors from each cooling tower fan VFD to the associated cooling tower fan local disconnect. Install disconnect. Three (3) cooling tower VFD's. Wiring detail on Page 3.
- Provide 460/3/60 conduits and conductors from each cooling tower fan local disconnect to the associated cooling tower fan motor. Three (3) cooling tower fan motors.
- Provide 460/3/60 conduits and conductors from associated panelboard to the associated cooling tower basin heater local disconnect. Install disconnect. Three (3) cooling towers.
- Install factory provided heat trace wiring on exterior condenser water piping and connect to factory provided heat trace controller for three additional towers.
- Provide 460/3/60 conduits and conductors from each cooling tower basin heater local disconnect to the associated cooling tower basin heater. Six (6) cooling tower basin heaters.
- Reconnect 120/1/60 wiring for three additional refrigerant sensors back to refrigerant panel.
- Provide 120/1/60 conduits and conductors from panelboard to power and control motor actuated valves for cooling tower isolation valves. Each conduit has eight (8) wires, two (2) for power and six (6) for control. Six (6) valves.
- Provide 120/1/60 conduits and conductors from panelboard to power and control motor actuated valves for cooling tower basin sweeper. Each conduit has eight (8) wires, two (2) for power and six (6) for control. Six (6) valves.
- Provide 120/1/60 conduit and conductors from panelboard to one (1) remote I/O panels (RIOP).
- Run and install CAT 5 cable from each RIOP to the main control panel (MCP).
- Provide 120/1/60 conduit and conductors from one (1) cooling tower RIOP to three (3) cooling towers. Each cooling tower requires two (2) conductors for power and sixteen (16) conductors for control. There are three additional (3) cooling towers.

Exclusions

- Generators
- ATS for future chillers.

-Add to the prices quoted any sales tax payable on the transaction under any effective Federal or State statute.
-F.O.B. Factory, FFA, per mutually agreed schedule. No material to be returned without written authorization.
-Payment terms: Net 30 Days, Upon Receipt of Satisfactory Credit Information.
-Texas AirSystems equipment will be supplied based upon approved submittal data.
-Payment to Texas AirSystems cannot be conditioned on receipt of payment from the owner by a contractor, construction manager, or customer.
-Texas AirSystems standard warranty, parts only, is for 12 months from start-up date, not to exceed 18 months from ship date.
-Texas AirSystems is responsible and accountable only for the acts and omissions of Texas AirSystems.
-Insurance certificates can/will be provided upon request.

PRICE: The list price is subject to increase by any federal, state, and/or municipal tax which applies to this transaction, and such applicable taxes will be billed as a separate item.

All Equipment sold will meet accepted standards. Should any specific compliance with codes not stated in proposals be required, any modification to comply therewith will result in an addition to the list price.

SHIPPING TERMS: FFA

TERMS OF PAYMENT:

Standard Terms of Payment for Domestic Orders are as follows:

On all orders: Net cash within 30 days after shipment, or after notification that equipment is ready to ship. These terms apply to partial as well as complete shipments.

- 10% - Upon receipt of order.
- 10% - Upon release of equipment for fabrication.
- 50% - Upon receipt of major equipment.
- 30% - Upon shipment, or after notification that equipment is ready to ship.

STANDARD TERMS & CONDITIONS OF SALE TERMS OF PAYMENT: Standard Terms of Payment for Domestic Orders are as follows: On all orders: Net cash within 30 days after shipment, or after notification that equipment is ready to ship. These terms apply to partial as well as complete shipments. 10% - Upon receipt of order. 10% - Upon release of equipment for fabrication. 50% - Upon receipt of major equipment. 25% - Upon shipment, or after notification that equipment is ready to ship. 5% - Retention (not to exceed 120 days after shipment) Export orders require an irrevocable and unconditional letter of credit. All prices specified are in U.S. Currency. All agreements are contingent upon strikes, fires, accidents, or delays of any nature beyond our control. The title and right of possession to the equipment herein specified remains in Texas AirSystems until all payments hereunder shall have been fully made in cash, and it is agreed that said equipment shall remain the personal property of Texas AirSystems, whatever may be the mode of its attachments to realty or otherwise, until fully paid for in cash. When in the opinion of Texas AirSystems the financial condition of the Buyer renders it necessary, Texas AirSystems may repossess the equipment if the Buyer fails to pay said price and may exercise any remedies available to it. If payments are not made in conformance with terms as stated above, the quoted price shall, without prejudice of the right of the Company to immediate payment, be increased by the amount equal to the lesser of 1-1/2% per month, or fraction thereof, on the unpaid balance, or the highest legal rate. **PRICE:** The list price is subject to increase by any federal, state, and/or municipal tax which applies to this transaction, and such applicable taxes will be billed as a separate item. All Equipment sold will meet accepted standards. Should any specific compliance with codes not stated in proposals be required, any modification to comply therewith will result in an addition to the list price. **SHIPPING TERMS:** FFA **CANCELLATION:** An order once placed with and accepted by Texas AirSystems can be canceled only with Texas AirSystems consent and upon terms and such cancellation charges that will indemnify Texas AirSystems against loss. **ACCEPTANCE:** No order or contract is binding to Texas AirSystems until signed by an Officer of Texas AirSystems. The price quoted in this proposal is firm for ninety (90) days from quotation date. Shipment of equipment must be within six (6) months of date of proposal to maintain quoted price. If the equipment is not shipped within six (6) months, the price shall be increased by one percent (1%) per month beyond that time until shipment occurs. **WARRANTY:** With respect to items of equipment manufactured by Texas AirSystems. Texas AirSystems provides a warranty that such equipment will be free from defect of workmanship and material, for one (1) year after start-up but not exceeding eighteen (18) months after shipment. Should any material prove defective within this time frame, Texas AirSystems will furnish, without charge to the Buyer, replacement of said defective part or parts F.O.B. Texas AirSystems shop. With respect to items of equipment not manufactured by Texas AirSystems, Texas AirSystems will extend the manufacturer's warranty in lieu of all other warranties. This paragraph does not cover ordinary wear and tear, corrosion, or improper handling or storage after leaving Texas AirSystems point of shipment. Texas AirSystems shall not be held liable for any contingent damages or delays and will make no allowance for repairs or alterations made by the Buyer, unless made with the prior written consent of an Officer of Texas AirSystems. **NO EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES WHETHER OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE, OR OTHERWISE (EXCEPT AS TO TITLE), OTHER THAN THOSE EXPRESSLY SET FORTH ABOVE WHICH ARE MADE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, SHALL APPLY TO PRODUCTS SOLD BY TEXAS AIRSYSTEMS, AND NO WAIVER, ALTERATION, OR MODIFICATION OF THE FOREGOING CONDITIONS SHALL BE VALID UNLESS MADE IN WRITING AND SIGNED BY AN EXECUTIVE OFFICER OF TEXAS AIRSYSTEMS IN NO EVENT SHALL TEXAS AIRSYSTEMS HAVE ANY LIABILITY OF ANY KIND FOR INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES.** **SUPERINTENDENCE:** Should the Buyer so desire, we will furnish a competent person, for a specified price to superintend the installation of the above equipment by others, to assist in putting the equipment in operation, to conduct performance tests and to instruct the Buyer's personnel. Where the price quoted is stated to cover service it is understood that all equipment, material, piping and wiring, whether furnished by Texas AirSystems, or by others, is to be in proper condition ready for start-up and operation. Any waiting time or time spent beyond the stated service period through no fault of Texas

AirSystems will be charged at the stated per diem rate plus expenses. GOVERNMENT LAW: This agreement shall be governed by the laws of the State of Texas. ARBITRATION: Any controversy or claim arising out of or relating to this agreement, or the performance or breach thereof shall be settled by arbitration according to the State of Texas, in accordance with the rules and procedure of the American Arbitration Association