

TO: Mark Taravella
HW Houston

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DATE: 2/13/23

SUBJECT: Rawlings Library Renovation Budget
Pueblo, CO
SSC Estimate ID #RM2023020059

SCOPE OF WORK

Project Documents

Our proposal is based upon the following; specifically:

1. Ballard Group, Rawlings Library Renovation PR#016, Drawing Sheet Numbers MP000 through M-701; dated 1/31/23
2. Setpoint Systems project C3509 As-Builds; dated 2.22.22
3. Site visit by Trey Sellers; 1/19/23
4. HW Houston Construction; Request for Clarification No 100; 2/9/23

PROJECT DESCRIPTION

This proposal is based on the following equipment:

HVAC Equipment List:

- (87) Variable Air Volume Boxes
- (1) Heating Water System – Add Alternate
 - (2) Boilers
 - (2) Primary Heating Water Pumps

HVAC EQUIPMENT

A. VARIABLE AIR VOLUME BOXES

1. Equipment List:
 - a. (84) Variable Air Volume Boxes
 - b. (3) Fan Terminal Units
2. Providing

- a. Remove existing JCI VAV controller return to owner
- b. Install new Setpoint DVC-322 in same location as previously mentioned JCI controller
- c. Remove existing space temperature sensor return to owner
- d. Temperature sensors with LCD display, setpoint adjust and occupancy override in same location as existing
- e. Use existing space temperature sensor wire to pull in new
- f. New communication wire tied into existing Setpoint MSTP network
- g. New 24vacpower and associated wire and conduit
- h. Remove/replace ceiling tile
3. Excluding
 - a. Air balancing provided by others; Setpoint will provide support to the balancer
 - b. Cost for replacing broken and damaged ceiling tile
 - c. Anything not specifically mentioned previously
4. Points List:
 - a. See mechanical Sheet M-701 for point list

B. HEATING WATER SYSTEM

1. Equipment List:
 - a. (2) Boiler (B-1 and B-2)
 - b. (2) Primary Heating Water Pumps (HWP-1 and HWP-2)
2. Providing
 - a. Point-For-Point In-Kind replacement of existing controls
 - b. Remove existing JCI controller from existing CP3 return to owner
 - c. Install Setpoint eBCON controller and eBM IO modules in existing CP3 previously mentioned to meet current site application
 - d. Temperature sensors with LCD display, setpoint adjust and occupancy override in same location as existing
 - e. Reuse existing Immersion temperature sensors and thermowells and associated wire and conduit
 - f. Reuse existing manufacturer provided remote control panel and associated wire and conduit
 - g. Reuse Control valves and associated wire and conduit
 - h. Reuse all relays and current switches and associated wire and conduit
 - i. Reuse existing EPO switch and associated wire and conduit
 - j. Reuse Outdoor air temperature/humidity sensor and associated wire and conduit
 - k. New IP communication and associated wire and conduit to nearest switch
 - l. New 24vac power
 - m. New wire tags for all existing wire to be reused at both ends
3. Excluding
 - a. New sensors and end devices and associated wire and conduit
 - b. Boiler burner controls and/or shunt trip; installed by others
 - c. Control valve; existing to be reused
 - d. Boiler wiring; existing and will remain as is
 - e. Anything not specifically mentioned previously
4. Points List:
 - a. See mechanical Sheet M-701 for point list

C. NETWORK

1. Providing:

Equipment

One (1) Setpoint eBMGR network manager and associated 24 vac power installed in existing enclosure in office 128

Tasks

- a. Remove existing JACE8000 CP50500 and return to owner
- b. Remove JCI NAE and return to owner
- c. Update Graphics on operator workstations
- d. Update floor plans based on floor plans provided by others
- e. Remote monitoring of the DDC system provided through web application
- f. Creation of alarms and alarm notification
- g. New CAT5 wire and associated conduit
2. Excluding:
 - a. New operator workstation

GENERAL EXCEPTIONS AND CLARIFICATIONS

- A. Our proposal is contingent upon receipt of a purchase order and/or subcontract agreement fully acceptable to Setpoint Systems Corporation (Setpoint)
- B. Network Communication:
 1. System will fully integrate with existing Setpoint Controls DDC system
- C. **Pricing is valid for (30) days from the proposal date.** Due to the continued escalation of raw material prices, we cannot guarantee pricing beyond this timeframe unless otherwise specifically noted. We will work with our manufacturing partners to hold pricing beyond this timeframe, but quotes will need to be reviewed after (30) days. In addition, the global freight market continues to experience a significant imbalance between supply and demand, resulting in lead-time instability. Lead-times may be extended without warning – please coordinate critical completion schedules with your Setpoint Systems Sales Team
- D. Tax exempt
- E. Customer will provide mechanical drawings depicting the location of existing VAV boxes prior to the start of construction
- F. Setpoint is licensed electrical contractor # EC0005478
- G. Setpoint is signatory to the IBEW and UA
- H. Electrical installation shall be as follows:
 1. All wire in conduit in exposed areas (ex. mechanical rooms)
 2. Plenum rated wiring above drop ceiling areas
 3. EMT will be used if in areas subject to physical damage
 4. GRC will be used for outside conditions
 5. ¾" Minimum size for all conduit
- I. COVID-19 MEASURES
 1. Setpoint employees will adhere to the jobsite rules and policies concerning COVID-19
- J. Our quotation includes:
 1. Setpoint DDC controls, devices, wiring, terminations, and programming unless noted as stand alone
 2. All engineering drawings, system programming, system initialization, start-up, check-out, on-site turnover, and as-built documentation

3. Existing end devices to be reused as existing (for existing equipment); existing end device(s) damaged or not fully functioning during this project, to be reported to the owner for resolution
 4. Fabricated control panels by Setpoint are UL508A Listed
 5. One year warranty on parts and labor provided by Setpoint
- K. Our quotation does **NOT** include:
1. Test and balancing; Setpoint will provide support to the balancer
 2. Patch or paint
 3. Control valves or dampers
 4. Fire alarm system wiring/devices
 5. Fire/smoke dampers providing, installing and control
 6. Life Safety/Smoke Management System Devices, Monitoring, Interface, Wiring, Control and installation in its entirety; Provided and installed by Fire Alarm Contractor
 7. No payment or performance bonds included or required for this proposal
 8. Any other work or control of any equipment not specified herein

PRICING SUMMARY

Base Price: Controls

SETPOINT will provide Controls as specified in this proposal.

\$218,387.00