



**engineered
systems**

Mechanical Services

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August 2, 2019

Mr. Joe Michael
SBcera
348 West Hospitality Lane, Suite 108
San Bernardino, CA 92415

Reference: SBcera
348 Hospitality Lane
San Bernardino, CA 92415

Subject: 2019 Air Conditioning Unit Replacements

Dear Joe,

ACCO Engineered System is pleased to provide the following proposal for the replacement of packaged and split air conditioning units serving the above referenced facility. Our proposal is based on facility maintenance history and budgeting completed on April 5, 2019, as well as model and serial numbers of the existing air conditioning equipment.

EXISTING SYSTEM

The existing air conditioning units that have been budgeted for replacement at the above referenced facility consist of three (3) 10-ton York and two (2) 7.5-ton York packaged units, as well as one (1) 5-ton Carrier split system. The date of manufacturing for these units was 2001 and they have far outlived the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) projected service life expectancy of 15-years. All six (6) of the units utilize refrigerant R-22, which is no longer produced.

ACCO recommends that the existing units be replaced in order to guarantee reliable, cost-effective operation. The new equipment life expectancy is 15-years of operation before replacement should be considered again. There is also an energy savings associated with the installation of new units, as the existing units are running an Energy Efficiency Ratio (EER) of probably around 8. The new units will run at an EER of 11.5 making them roughly 44% more efficient than the existing equipment.

SCOPE OF WORK

- Pull required permits.
- Overtime labor as required for rigging and installation of split system fan coil.
- Disconnection of existing system electrical, controls, gas piping, condensate piping and anchorage.
- Removal and rigging of existing units from the roof area via crane.

Exhibit A: Page 2



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- Disposal of existing units and certified refrigerant recovery with hazardous material manifest documents delivered to property management.
- Provide and install five (5) York packaged air conditioning units with capacities to match existing units.
- Provide and install one (1) York split air conditioning unit with capacity to match that of existing.
- Installation of custom fabricated heavy-gauge sheet metal adapter curbs as required.
- Rigging of new units and adapter curbs.
- Provide and install duct-mounted smoke detectors on the supply side of packaged units (for unit shut off only) as required.
- Attachment of adapter curbs to existing curbs per manufacturer recommendations.
- Rerouting of existing electrical service to power inlet location of the new units.
- Disconnection and reconnection of condensate piping for new packaged units. Disconnection and reconnection of gas piping for new packaged units.
- Disconnection and reconnection of unit controls to the existing building controls.
- Check, test and startup of new unit.
- One year warranty on parts and labor from date of first beneficial use of equipment.

PRICING

Cost for replacement of packaged units and split unit	\$134,571.00
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EXCLUSIONS

- General Contracting work: structural reinforcing or calculations, painting, concrete cutting, patching, concrete and other housekeeping pads, framing, ceiling work, drywall enclosures, roofing and rated access doors.
- Detection, abatement, encapsulation or removal of asbestos or products, materials or equipment containing asbestos.
- Any existing deficiencies or missing HVAC devices in the base building mechanical system.
- Re-insulation of existing duct systems to meet current Title 24 energy codes.
- Fire dampers, and combination smoke fire dampers.
- Relocation of existing lights, sprinkler pipe and other items necessary for completion of this project.
- Protection and cleanup work including vacuum carpets, covering or protecting furniture/computers, office equipment/items, servers, etc.
- Line of sight decorative equipment enclosure.
- Duct testing per Title 24
- Structural engineering.

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- Damages of any kind (liquidated, consequential, etc.).
- All work not included in the above scope.

CLARIFICATIONS

- Our pricing assumes that the existing systems and controls with related components that we are connecting to are sound. We have not included any costs for repairing or replacing existing controls.
- This proposal or its narrative intent is to be part of any and all contract documents.
- Our assumption is that all work areas are freely accessible and unencumbered. ACCO has not included any costs for special access or encumbered work areas.
- An assumption is being made that the existing refrigerant line sets will be re-used and properly sized for the new refrigerant type. Field verification will be performed prior to any work being performed.
- No Proton controls have been included in the above referenced budgets. Pricing for Proton Controls upgrades have been provided previously.

We greatly appreciate this opportunity to be of service, if you have any questions or concerns please do not hesitate to call.

Sincerely,
ACCO Engineered Systems

A handwritten signature in blue ink, appearing to read "Tim Karp".

Tim Karp
Project Manager
Mechanical Services Division