

PROPOSAL



Proposed By

Phil Voigt

Director, Engineering Solutions

M: 815-520-4424

E: philv@alphaacs.com

Proposal for Temperature Controls

Harlem HS Central Plant Controls Upgrade

Proposal #: ACS23-5131-2

Proposal Date: February 6, 2025

Omnia Contract: R220703

Scope of Work

General Conditions

- Startup, checkout, Owner training, commissioning, and warranty as specified (1 year standard)
- Provide graphics, trends, and alarms for a browser-based control system that provides remote access to the building system including the following: Text alarms, historical trend data and click and drag scheduling of equipment for weekdays, holidays, and special events
- NOTE: Owner to maintain IT system to support browser-based graphics

Demolition of Existing Controls

- Re-wire existing communication bus to exclude demo'd controllers

Central Plant Controls

- **Hot Water System Controls**
 - Schneider Electric BACnet DDC controller in a field assembled local control panel
 - Reuse conduit and cable from local control panel to equipment, provide new as required
 - Re-terminate new and existing points on new BACnet controllers
 - Provide communications cable to local control panel
 - Reuse power to local control panel
 - Boiler control points (Typical of 2)
 - **Replace Existing:**
 - Thermostat with push button user interface – Replace existing cable
 - Outdoor air temperature sensor
 - Outdoor air relative humidity sensor
 - Immersion temp sensor (Typical of 4)
 - Control valve actuator (Typical of 3) – Installed by ACS
 - Start/stop relay and current switch (Typical of 7)
 - Two position damper actuator (Typical of 4)
 - **Valve Replacement: ACV-14, (Qty.2) Dual Temp Isolation Valve**
 - Replace existing pneumatic control valve (Typical of 3)
 - Re-insulate as required to match existing configuration (Typical of 3)

PROPOSAL



- **Chilled Water System Controls**

- Schneider Electric BACnet DDC controller in a field assembled local control panel
- Reuse conduit and cable from local control panel to equipment, provide new as required
- Re-terminate new and existing points on new BACnet controllers
- Provide communications cable to local control panel
- Reuse power to local control panel
- Chiller control points
- Cooling Tower control points (Typical of 2)
- **Replace Existing:**
 - Immersion temp sensor (Typical of 5)
 - Start/stop relay and current switch (Typical of 7)
- **Reuse Existing:**
 - Pneumatic control valve (Typical of 3) – existing transducer to remain
 - **Alpha does not advise on replacing the valve actuators with DDC based on the existing conditions of the control valves**

Not included in scope of work

The following control valves are not included in the scope of work. Alpha Controls & Services recommends replacing the existing pneumatic control valves in the future.

Central Plant Control Valves

- Chilled Water System Control Valves (Typical of 3)
- Unit Heater control valve

PROPOSAL



Exclusions

- Fire and/or fire/smoke dampers, life safety products and/or electrical or sheet metal installation labor
- Access doors, patching and/or painting
- Overtime and/or Shift/Premium Time
- Bonding and Permits
- Federal, State and Local Taxes
- Smoke detectors and/or modifications to fire alarm system
- Providing and/or installation of gauges, thermometers, thermo-wells, balancing valves, thermowells, pressure taps & hand valves
- VFD's, starters, and power wiring by others
- Emergency Power
- Any/all liquidated damages

Price: \$87,350

(Sales tax not included.)

The standard terms and conditions of sale are attached and are a part hereof:

Proposed By

Name Phil Voigt
Title Director, Engineering Solutions
Company Alpha Controls & Services, LLC.
Date 2/6/2025

Accepted By

Name _____
Title _____
Company _____
Date _____

NOTWITHSTANDING ANY INCONSISTENT OR ADDITIONAL TERMS THAT MAY BE EMBODIED IN YOUR PURCHASE ORDER, SELLER WILL ACCEPT YOUR ORDER SUBJECT ONLY TO THE TERMS OF THE WRITTEN CONTRACT BETWEEN US UNDER WHICH YOUR ORDER IS PLACED. IF NO SUCH CONTRACT EXISTS SELLER WILL ACCEPT YOUR ORDER ONLY ON THE EXPRESS CONDITION THAT YOU ASSENT TO THE TERMS AND CONDITIONS CONTAINED ABOVE AND ON THE REVERS SIDE HEREOF; AND YOUR ACCEPTANCE AND RECEIPT OF THE GOODS SHIPPED HEREUNDER SHALL CONSTITUTE ASSENT TO SUCH TERMS AND CONDITIONS