



**PROPOSAL – Cochise County Superior Courthouse Conversion to VRF System**

PMC Proposal #:20-01064

**From:** Pueblo Mechanical and Controls, LLC

**Date:** 12/22/2020

Attn: Anne Coppola  
Cochise County  
Procurement Department  
1415 Melody Lane Building C  
Bisbee, AZ 875603

Site Location:  
Cochise County Superior Court  
100 Quality Hill Road  
Bisbee, AZ 85603

Dear Anne,

Pueblo Mechanical and Controls appreciates the opportunity to look at this project and is pleased to provide the following design build scope for replacing the boiler and chiller system with a Variable Refrigerant Volume/Flow DX system.

**Scope of Work:**

- We propose to systematically replace all the existing chilled water and steam heating equipment and replace it with Variable Refrigerant Volume/Flow DX units, Condensers and Controls. The project will be set up into numerous zones both heat recovery and heat pump for the ground floor, first floor and second floor. The heat recovery part of the system will have the ability to provide simultaneous heating and cooling. Due to the various finishes and this being a historic building, the indoor units may be ceiling cassettes, floor standing units, ducted fan coils and AHU integration kits for RTU's. The system will range in size based on the ASHRE 15 latest requirements and the International Mechanical Code requirements. The VRV/VRF piping system will be of touchless, not brazed piping system that will include no less than a five (5) year warranty on the piping system. The equipment will have no less than a ten (10) year warranty on parts. The VRV/VRF system shall meet the Buy American Act and the manufacturer shall have an accredited training facility for the product within a 150-mile range of the project job site. The installing Mechanical Contractor shall be certified and trained on the equipment.
- Provide engineered drawings, both mechanical and electrical, to include post project as-built drawings. The engineering firm of record to perform project commissioning at the conclusion prior to the project being closed out.
- It is understood that this is a working courthouse and this project will be completed in phases by zone. The customer will be responsible for making each zone available during working hours with the understanding that the project will need to be scheduled around the needs of the courthouse.
- Provide a licensed electrical contractor
- Remove and dispose of one (1) existing AJAX Boiler and one (1) existing Trane chiller.
- Remove and dispose of all existing steam and chilled water fan coil units.
- Includes all Crane, Rigging and Transportation
- Provide and install a new Daikin VRF System. Specifications as listed above.



- Second floor roof will have all equipment removed, the roof replaced by a licensed AZ roofing contractor and the equipment replaced with all pipes and conduits properly supported on pre-manufactured supports or steel pipe supports. New roofing system to have a two (2) year contractors' warranty and a twenty (20) year manufacturer's warranty on the roofing material.
- Provide and install a new Daikin VRF System. Specifications as listed above.
- IOM's will be delivered in three (3) binders and on either a flash drive or CD.
- Two-year parts and labor warranty from the date of substantial completion.

**We Exclude the Following Unless Specifically Listed:**

- Bonds, fees and permits, utility tap fees, site utilities, meters, and fire protection.
- There is a 3.2% fee associated with our accepting credit cards for payment.
- Davis Bacon / Prevailing wages.
- Buy Americas / American act.
- Permits and fees. County to provide permits if required.
- Fire or fire/smoke dampers.
- Electrical disconnects, unless they are an integral part of the equipment we are furnishing.
- Fire suppression systems.
- Architectural demolition and patching of roof, walls or ceiling.
- Ceiling demolition or replacement.
- Painting
- Plumbing
- Electrical
- BIM or other CAD related modeling.
- Repair or replacement of any existing device to be found inoperable.
- Any work not included in scope of work listed above.
- Asbestos abatement, testing, reporting.

**Base Bid: \$ 1,480,223.68**

We look forward to providing this important service; please call if you have any questions.

Best Regards,

**KURT CAMPBELL | ACCOUNT MANAGER**

PUEBLO MECHANICAL & CONTROLS

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**Acceptance of Proposal:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Due to the high cost of equipment and/or extended nature of this project progress billing may be required; if a purchase order is created for this project the owner agrees to accept progress billing for demonstrated and verifiable completed work and/or arrival of equipment items pending installation.

