



7/8/2022

City of Pflugerville  
15500 Sun Light Near Way  
Pflugerville, TX 78660

To Whom It May Concern:

**RE: City of Pflugerville – Police Dept – AHU Refurbishment and CU Replacement**

**Refurbishment of (2) Existing York Air Handling Units (AHUs) and Demo and Install of (2) Condensing Units (CUs) Turn-Key Project**

This proposal is in accordance with the Johnson Controls TIPS contract #22010601.

We propose to furnish the services specified herein at the prices stated and in accordance with Johnson Controls standard terms and conditions. Johnson Controls would like to submit the following proposal for your review and approval. \*Johnson Controls will provide the following labor and material to perform the scope of the following work identified and approved by the customer. All work will be performed in accordance with the job specifications and or scope of work as provided by Johnson Controls.

Johnson Controls shall provide replacement of the (2) existing York 15-ton condensing units with new 15-ton condensing units, and mechanical refurbishment of the associated (2) York air handling units with the materials listed below:

Quantity	Designation	Part #	Description
2	CU-2 (NEW) CU-4 (NEW)	J15YCC00A4GAE5	15 Ton, Johnson Controls Split System R-410A Air-cooled Condenser, 2-Pipe R-410A, Two Stage Cooling, Standard Motor, 460-3-60, HACR Circuit Breaker/Disconnect, Phase Monitor, Coil Guard, Smart Equipment Controller with Gateway to BACnet MS/TP (Programmable to Modbus or N2)
2	Hail Guards for CU-2 & CU-4	1HG0428	Hail Guard
2	HGB Kit for CU-2 & CU-4	2HG04700524	Hot Gas Bypass Kit; Includes discharge bypass valve and Copper pipe fittings for field installation. Used to modulate capacity at low load conditions.
1	AHU-2 REFURB PARTS	CA-006-08-30.25x048	AHU-2 Cooling Coil (R410)
1		72202001	AHU-2 Fan Assembly
1		EM3311T	AHU-2 Motor 7.5HP, 1770RPM, 3PH, 60HZ, 213T, 3734M, OPSB
1		IVP68X1	AHU-2 Motor Sheave
1		AK71X1	AHU-2 Fan Sheave
1		AX62	AHU-2 Belt
1	AHU-4 REFURB PARTS	CA-006-08-27.25x040	AHU-4 Cooling Coil (R410)
1		71804001	AHU-4 Fan Assembly
1		EM3311T	AHU-4 MOTOR 7.5HP, 1770RPM, 3PH, 60HZ, 213T, 3734M, OPSB
1		AK56	AHU-4 Motor Sheave
1		QT138	AHU-4 Motor Sheave Bushing
1		AK56X1	AHU-4 Fan Sheave
1		AX56	AHU-4 Belt

**Johnson Controls, Inc.**  
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\*\*\*Itemized pricing is inclusive of equipment and installation – (Turn-Key)

## Scope of Work

### **Demolition of Condensing Units (CU-2, CU-4)**

- Lock out electrical to existing York CUs
- Recover refrigerant from existing equipment
- Remove and dispose of existing CUs
- Remove old refrigerant line sets

### **Replacement of Condensing Units**

- Provide and Install (2) Johnson Controls 15-ton Outdoor CUs with new sight glass and filter
- Extend concrete pad as needed for new condensing units
- Install new refrigerant line sets with new insulation
- Pressurize new line sets and perform leak check
- Reconnect electrical and perform startup

### **Refurbishment of Air Handling Units (AHU-2, AHU-4)**

- Lock out electrical to existing York AHUs
- Provide the removal of coil and fan/motor assembly from AHU#2 and AHU#4.
- Remove the internal AHU insulation and replace with new. Provide a deep cleaning of the AHU and make any necessary repairs to validate the structural integrity of the AHU.
- Remove all controls and make safe for reuse. Clean and grease return and outside air dampers to ensure free movement. Save control actuators for reinstallation.
- Provide the installation of a new coil designed for use with R410a refrigerant
- Provide the installation of new fan assembly (wheel, housing, shaft, bearings & frame) and new motor. Install new belt and sheave.
- Provide the reconnect of existing controls to AHU#2 and AHU#4, leak test unit, and start up. Provide start up documentation to building management.

### **Cleaning**

- Leave work area around the condensing units and air handling units clean

### **Project Management & Factory Field Start up**

- Johnson Controls will provide complete project management

### **Exclusions:**

- Any work or repairs outside of the scope listed in this proposal is excluded unless a change order is provided for additional cost.
- Any concrete pad, concrete work, or repairs is excluded except as noted above
- Any roofing work, repairs, upgrades, maintenance or service is completely excluded & if required would be the client's responsibility.
- Any duct insulation is excluded
- Upgrades in existing main electrical services, transformers, and or the existing controls is completely excluded
- Repairs, maintenance, commissioning, & programming of existing controls are excluded
- Building cosmetic upgrades repairs or maintenance is excluded
- Repairs, maintenance, service, upgrades, are excluded with any mechanical equipment or system outside of the respective quoted Roof Top Units, Condensing Units and Air Handler Units only
- City of Pflugerville is responsible to schedule any potential de-energizing of power lines located above where the lifting will occur if necessary



- Overtime is excluded. Work will be performed during weekday from 8am to 5pm.
- Structural engineering is excluded
- Extended Warranties are excluded from this proposal.
- Test & Balance is an option and if the client requests this it will be added to the Base Price.
- Controls is excluded

### **Total Turn-Key Pricing:**

The total turn-key project price is: **\$98,005.00** +plus tax if applicable. Pricing is good for 30-days from the above date. Thank you for the opportunity to quote on this valued inquiry and your interest in Johnson Controls.

Lead time for the 15-ton condensing units as of July 8, 2022 is 37 weeks.

### **\*Proprietary & Confidentiality:**

Johnson Controls, as a benefit to you, has developed the concepts detailed in this proposal on 7/8/2022. These are considered by Johnson Controls to be confidential and proprietary. These ideas and concepts remain the sole property of Johnson Controls. City of Pflugerville acknowledges and agrees to honor our proprietary right to the contents of this proposal and refrain from disclosing such content or any information to any third party, without the prior written consent of Johnson Controls. Any unauthorized use of these ideas and concepts is strictly prohibited.

### **Proposal Validity:**

The terms of this proposal are **VALID FOR 30 DAYS** from the above date and are contingent upon equipment availability & subject to change.

### **Closing:**

Again, thank you for your interest in Johnson Controls. Please contact me if you have any questions or comments. I look forward to working with you.

Respectfully,

AJ Johnson  
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