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May 3, 2023

Owner: Tulare Local Healthcare District  
Subject: Evolutions Fitness and Wellness Center  
Location: 1425 E. Prosperity Avenue, Tulare, CA 93274

Attention: Randy Dodd and Nancy Overstreet

Regarding: 10324-BF, Proposed Repair and Replacement Costs for HVAC Equipment

The existing HVAC equipment is 20 years old and quickly approaching the end of useful life. This proposal is to make recommendations for equipment replacement, over time, rather than immediate replacement of all. The listing is a combination of area served, importance to the facility, and the current condition of the equipment to be replaced. All the work is to be completed during Normal Working Hours, Monday through Friday, 8:30 a.m. to 4:30 p.m.

**Equipment List with area served:**

- **RTU-1, Rooftop Gas Heating/Electric Cooling Unit, Nominal 40 Ton Cooling Capacity. Carrier 48ZND040-ER.**
  - Serving 47% of the 1st Floor. Individual spaces are zoned with VAV Boxes.
  - Unable to evaluate the condition at this time, some remedial work is required before this can be completed, as follows:
    - There are burnt wires in the electrical compartment and the on-site facilities personnel stated the control board has failed. We will need to trace the wiring to determine the cause of the melted/burnt wiring. If the wires are repairable, repairs will be made, and the control board will be checked to verify if replacement is needed. The system operations will be checked, any findings will be documented, and repairs quoted, as needed.

**Cost to make repairs as described above** ..... \$ 2,817.65  
**Total Replacement Cost** ..... **\$147,670.68**

- **RTU-2, Rooftop Gas Heating/Electric Cooling Unit, Nominal 6-Ton Cooling Capacity. Tempstar PGE072L150AA.**
  - Serving the 2nd Floor, Office Area.
  - Filters are dirty, the blower motor sheave is worn, and the condenser fan motor is not OEM with exposed wiring connections. NESM will replace: the air filters in the unit, the blower motor sheave and belt and the condenser fan motor to eliminate the exposed wiring.

**Cost to make repairs as described above** ..... \$ 1,810.09  
**Total Replacement Cost** ..... **\$ 40,637.97**

- **RTU-3, Rooftop Gas Heating/Electric Cooling Unit, Nominal 30 Ton Cooling Capacity. Carrier 48AKD030.**
  - Serving the 2nd Floor, Group Exercise Area.
  - The filters are dirty, the blower motor belts are worn, and the compressor contactor for compressor A2 is pitted and needs to be replaced. Additionally, the crank case heaters for compressors A2 and B2 have failed,

and the Carrier ComfortLink controller is not responding. We will replace the air filters in the unit, the blower belt, the compressor contactor, and crankcase heaters. NESM will check the ComfortLink controller to determine if it will need to be repaired or replaced.

**Cost to make repairs as described above** .....\$ 2,080.94

**Total Replacement Cost** ..... \$104,548.17

• **DU-1 and RCU-1, Suspended Dehumidification Fan Coil Unit with roof mounted Remote Condenser, Nominal 5 Ton Capacity. PoolPak PAC-85.**

- Serving 2nd Floor, Group Exercise Area.
- NESM is unable to evaluate the condition currently. RCU-1 is turned off. The PoolPak representative has informed us the manufacturer no longer makes this product and replacement parts are unavailable. The only recommendation is to replace the unit. Desert Aire makes a suitable replacement.

**Total Replacement Cost** ..... \$ 87,805.88

• **DU-2 and RCU-2, Suspended Dehumidification Fan Coil Unit with roof mounted Remote Condenser, Nominal 3 Ton Capacity. PoolPak PAC-42.**

- Serving 2nd Floor, Group Exercise Area.
- NESM is unable to evaluate the condition currently. RCU-2 is turned off. The condenser fan has been removed. The PoolPak representative has informed us the manufacturer no longer makes this product and replacement parts are unavailable. The only recommendation is to replace the unit. Desert Aire makes a suitable replacement.

**Total Replacement Cost** ..... \$ 80,848.38

• **RTU-4, Rooftop Gas Heating/Electric Cooling Unit, Nominal 20 Ton Cooling Capacity. Carrier 48TMD0025.**

- Serving 2nd Floor, Physical Therapy Area.
- Filters are dirty, the economizer filters are broken, the compressor crankcase heaters are not working, the blower belts are worn, the motor sheave is worn, and the compressor is cycling off on low pressure (indicating there is a refrigerant leak). NESM will replace: the air filters in the unit, the broken economizer filters with new metal mesh filters, the compressor crankcase heaters, the motor belt and sheave and leak check the system. Once the leak is located, any corrective actions necessary will be quoted.

**Cost to make repairs as described above** ..... \$ 2,634.12

**Total Replacement Cost** ..... \$ 72,120.85

• **RTU-5, Rooftop Gas Heating/Electric Cooling Unit, Nominal 15 Ton Cooling Capacity. Carrier 48HJD014.**

- Serving 2nd Floor, Stretching, Cardio, and Free Weights Areas.
- Condenser fan motors are not OEM and have exposed wires, the blower motor belt is extremely worn, both the compressor contactors are pitted, and the economizer is bypassed. NESM will replace: the condenser fan motors with OEM motors to eliminate the exposed wiring, the blower belt, the (2) pitted compressor contactors. Troubleshooting is necessary to determine why the economizer is bypassed. Once this work has been completed, any additional work required will be quoted.

**Cost to make repairs as described above** ..... \$ 2,075.26

**Total Replacement Cost** ..... \$ 57,269.19

• **RTU-6, Rooftop Gas Heating/Electric Cooling Unit, Nominal 25 Ton Cooling Capacity. Carrier 48TMD028.**

- Serving 2nd Floor, Free Weights, Cardio, Fitness Desk, and "Selectorized" Areas.

- All (6) condenser fan motors are not OEM and have exposed wiring, (1) compressor contactor is pitted, the blower motor belt and sheave are worn, (3) compressor crankcase heaters have failed, and the filters are dirty. NESM will replace: all (6) condenser fan motors to eliminate the exposed wiring, (1) compressor contactor, the blower belt and sheave, (3) compressor crankcase heaters and the air filters in the unit.

**Cost to make repairs as described above** ..... \$ 13,373.08

**Total Replacement Cost** ..... \$ 80,913.17

- **RTU-7T, Rooftop Gas Heating/Electric Cooling Unit, Nominal 6 Ton Cooling Capacity. Carrier 48HJD007.**

- Serving 1st Floor, Spa.
- The condenser fan motor has bearing play (indicating bearing wear in the motor) and the economizer is not functioning. NESM will replace the condenser fan motor, check operations and troubleshoot why the economizer is not functioning. Once completed, any additional repairs needed will be quoted.

**Cost to make repairs as described above** ..... \$ 1,692.77

**Total Replacement Cost** ..... \$ 40,637.97

- **PDU-1 and PCU-1, Rooftop Dehumidification Unit and Remote Condenser, Nominal 40 Ton Capacity. PoolPak 5WHP 140-08E-B06 Rooftop Unit and matching PoolPak BRH041 Air Cooled Condenser.**

- Serving 1st Floor, Pool Area.
- NESM is unable to evaluate the condition currently. Additional remedial work is required before the evaluation can be completed, as follows:
  - All the compressor breakers were found in the “OFF” position and there are several alarms in the system controller module. All the electrical connections need to be checked, cycle the power to the compressors, check operations (pressures, temperatures, check faults in the controller module and document any finding). Once completed, any additional repairs needed will be quoted.

**Cost to make repairs as described above** ..... \$ 2,664.07

**Total Replacement Cost** ..... \$ 539,885.55

- **SSAHU-1 and ACCU-1, Suspended Fan Coil Unit with roof mounted Remote Heat Pump Condensing Unit, Nominal 4 Ton Capacity. Carrier 38BYC048.**

- Serving 1st Floor, Kids Area
- The compressor contactor is pitted, condenser coil is dirty and dual run capacitor is out of manufacture specifications. We will replace the compressor contactor and dual run capacitor and clean the condenser coil.

**Cost to make repairs as described above** ..... \$ 856.37

**Total Replacement Cost** ..... \$ 31,562.03

- **SSAHU-2 and ACCU-2, Suspended Fan Coil Unit with roof mounted Remote Heat Pump Condensing Unit, Nominal 4 Ton Capacity. Carrier 38BYC048.**

- 1st Floor, Barber Shop.
- The compressor contactor is pitted, condenser coil is dirty and the dual run capacitor is out of manufacture specifications. NESM will replace both the compressor contactor and dual run capacitor and clean the condenser coil.

**Cost to make repairs as described above** ..... \$ 856.37

**Total Replacement Cost** ..... \$ 31,562.03

- **SSAHU-3 and ACCU-3, Suspended Fan Coil Unit with roof mounted Remote Heat Pump Condensing Unit, Nominal 4 Ton Capacity. Carrier 38BYC048**

- 1st Floor, possibly abandoned in place, above the ceiling in Fugazzis.
- ACCU-3 is off.
- The compressor contactor is pitted, condenser coil is dirty and the dual run capacitor is out of manufacture specifications. NESM will replace both the compressor contactor and dual run capacitor and clean the condenser coil.

**Cost to make repairs as described above** ..... \$ 856.37

**Total Replacement Cost** ..... \$ 31,562.03

- **SSAHU-4 and ACCU-4, Suspended Fan Coil Unit with roof mounted Remote Heat Pump Condensing Unit, Nominal 15 Ton Capacity. Carrier 38AQS016.**

- Serving 1st Floor, Fugazzis.
- **The above-referenced equipment is excluded from our proposal.**

- **SSAHU-5 and ACCU-5, Suspended Fan Coil Unit with roof mounted Remote Heat Pump Condensing Unit, Nominal 7.5 Ton Capacity. Carrier 38AQS008.**

- 1st Floor, Sequoia Institute for Surgical Services, space currently vacant.
- ACCU-5 is off.
- The compressor contactor is pitted, condenser coil is dirty and dual run capacitor is out of manufacture specifications. We will replace the compressor contactor and dual run capacitor and clean the condenser coil.

**Cost to make repairs as described above** ..... \$ 856.37

**Total Replacement Cost** ..... \$ 38,585.92

- **SSAHU-6 and ACCU-6, Suspended Fan Coil Unit with roof mounted Remote Heat Pump Condensing Unit, Nominal 4 Ton Capacity. Carrier 38BYC048.**

- 1st Floor, Intensity Training.
- The compressor contactor is pitted, condenser coil is dirty and dual run capacitor is out of manufacture specifications. We will replace the compressor contactor and dual run capacitor and clean the condenser coil.

**Cost to make repairs as described above** ..... \$ 856.37

**Total Replacement Cost** ..... \$ 31,562.03

- **SSAHU-7 and ACCU-7, Suspended Fan Coil Unit with roof mounted Remote Heat Pump Condensing Unit, Nominal 3.5 Ton Capacity. Carrier 38BYC042.**

- Serving 1st Floor, Intensity Training.
- The compressor contactor is pitted, condenser coil is dirty and dual run capacitor is out of manufacture specifications. We will replace the compressor contactor and dual run capacitor and clean the condenser coil.

**Cost to make repairs as described above** ..... \$ 856.37

**Total Replacement Cost** ..... \$ 30,830.12

- **EF-1, Roof Exhaust Fan**

- Serving 1st Floor, Rest Room and Locker Area

**Total Replacement Cost** ..... \$ 9,674.02

- **EF-2, Roof Exhaust Fan**

- Serving 1st and 2nd Floor, Rest Rooms

**Total Replacement Cost** ..... \$ 7,467.70

- **EF-3, Roof Exhaust Fan**
  - Serving 1st Floor, Elevator Equipment Room

**Total Replacement Cost** ..... \$ **6,438.71**
  
- **EF-7, Roof Exhaust Fan**
  - Serving 1st and 2nd Floor, Pressure Relief

**Total Replacement Cost** ..... \$ **15,356.71**

**Cost Recap:**

<b>Total of Repairs</b> .....	<b>\$ 34,286.20</b>
<b>Total of Replacements</b> .....	<b>\$1,486,939.15</b>

**Detailed Scope of Work:**

- **Demolition**
  - Provide design documents and City of Tulare Building Permit.
  - Remove and dispose of existing Rooftop Units, Split System Equipment, and roof mounted Exhaust Fans.
  - Refrigerant to be recovered according to EPA guidelines.
  
- **Installation**
  - (1) Special purpose Rooftop Unit with curb adapter and (1) remote Condenser serving the Natatorium.
  - (7) Rooftop Units with curb adapters.
  - (4) Roof mounted Exhaust Fans with curb adapters.
  - (8) Split Systems with roof mounted Condensing Units and suspended Fan Coil Units, ductwork adapters will be provided as required.
  - (2) Special purpose Dehumidification Split Systems with roof mounted Condensers and suspended Fan Coil Units, ductwork adapters will be provided as required.
  - (10) Existing refrigerant line sets to be cleaned of existing refrigerant and re-used.
  
- **Start-up and Test**
  - Verify voltage, amperage, and temperatures are within manufacturer's specification.
  - Coordinate with preferred 3<sup>rd</sup> party contractor to perform California Energy Commission Title 24 mechanical acceptance testing of new equipment.
  - Schedule with City of Tulare for building inspections as required for sign-off of completed permits.

**Current Schedules of Equipment and Availability:**

- Carrier equipment has an estimated lead time of 38-40 weeks.
- PoolPak equipment has an estimated lead time of 25-27 weeks.
- Desert Aire equipment has an estimated lead time of 24-48 weeks.
- Greenheck equipment has an estimated lead time of 10-12 weeks.
- New England Sheet Metal and Mechanical Co. is not responsible for shipping delays or business impacts of same.

**Exclusions:**

- Exhaust Fan, Make-up Air Evaporative Cooler, and Split System serving Fugazzis.
- Patching or painting of any kind not associated with direct project.
- Roofing of any kind, repair, or replacement of roofing system.
- Framing of any kind, including framing to support roof curbs and duct penetrations.

- Structural modification and design or any pre-existing mechanical, electrical, gas, or condensate issues not discovered in the initial survey.
- All pre-existing conditions are considered extra work.
- Anything that is not stated in the scope of work.

**Payment Schedule:**

- 25% upon acceptance of proposal to procure equipment.
- Progress billing until project completion.

**Notes:**

- This proposal is valid for 30 days from the date on top of page 1.
- Warranty: Labor for repairs is 90 days and parts/components replaced are limited to the manufacturer's warranty.
- This proposal is provided for budgetary use only.
- Availability and costs of equipment are subject to change.

We appreciate the opportunity to submit this proposal and please contact me if you have any questions.

Best Regards,

Mike Hensley, Sr. Vice President  
mhensley@nesm.com  
(559) 268-7375 ext. 130

Cc: Ray Kutka, PE, Sr. Mechanical Engineer  
Brad Fretz, Special Projects Foreman  
Abel Lara, Service Foreman  
Jamie Szutowicz, Customer Acct. Mgr.

### **Exhibit A: General Terms and Conditions**

1. New England Sheet Metal and Mechanical Co. reserves the right to request and receive financial data to support the Contractor's and Owner's ability to make timely payments for our work and will not start our scope of work until we have received evidence, to our satisfaction, that there are sufficient funds set aside to pay for the work performed by New England Sheet Metal and Mechanical Co.
2. New England Sheet Metal and Mechanical Co. reserves the right to suggest and make contractual changes to any future contract or subcontract documents. New England Sheet Metal and Mechanical Co. has the right to a copy of all contract documents between the Owner and Contractor that may affect our work.
3. This proposal includes costs for insurance policies: General Liability (2 million/4 million) and Automotive (1 million) with additional insured as requested along with standard Worker's Compensation (1 million) coverage. Builder's risk insurance coverage (All Perils/Earthquake/Flood, etc.) for our scope of work is not included. New England Sheet Metal and Mechanical Co. shall be named as additional insured on the Contractor's policy with maximum deductible losses for New England Sheet Metal and Mechanical Co. at an aggregate of \$5,000. Additional coverage or any payment of deductibles may be at an extra cost.
4. The duty to indemnify shall not extend to the acts of willful misconduct or sole negligence, active or passive, on the part of the Contractor, Owner or anyone associated with them.
5. Parties shall make efforts to resolve disputes through utilization of a mutually agreed upon Dispute Resolution Process prior to pursuing a court action. Should either party to this agreement bring suit in court to enforce the terms of this agreement, any judgment awarded shall include court costs and reasonable attorney's fees to the successful party.
6. Monthly payments are as agreed to in the executed contractual documents or as follows; Payment for services rendered by the 15th of each month for 100% of all work performed during the preceding month. Final payment to be made within 30 days after completion and acceptance of our scope of work. Late payments shall incur an interest charged by law along with prompt payment penalties, or at a minimum rate of eighteen percent (18%) per annum on past-due accounts.
7. No contractual obligations shall limit the Contractor's responsibility for safety and a safe place to work under applicable laws and regulations, or require New England Sheet Metal and Mechanical Co. to assume Contractor's responsibilities.
8. New England Sheet Metal and Mechanical Co. shall be equitably compensated for additional verified costs it incurs as a result of delays (or accelerations) caused by the acts or omissions of the Owner, Contractor, or its other Subcontractors or the Suppliers to any of them. New England Sheet Metal and Mechanical Co. shall not be assessed damages during any delay in the completion of the work caused by acts of God, acts of the public enemy, acts of Owner, Owner's agents, the State Of California, Local County, Local City, any applicable utility district, any railroad, acts of other public utilities, strikes and unusually severe weather conditions which preclude performance of the work; delays resulting from war or national or local emergencies; or delays of New England Sheet Metal and Mechanical Co.'s suppliers due to such caused, or the owner of a utility to provide for removal or relocation of utilities.
9. If hazardous or similarly classified material or a change in site/project conditions is encountered, New England Sheet Metal and Mechanical Co. will cease all operations and the Contractor and/or Owner will determine the nature and extent of such conditions and will recommend the nature and extent of remediation. Any hazardous or a change in site/project conditions that are encountered shall be considered as extra work for New England Sheet Metal and Mechanical Co. regardless of payment for such work made to Contractor by Owner.
10. If unsuitable ground conditions are encountered, Owner will determine the nature and extent of such soil conditions and will recommend the extent of remediation. Yielding sub soil, over optimum moisture, hazardous material, and rock (unable to be excavated with a Caterpillar 446 Backhoe) shall be defined as unsuitable ground conditions. Unsuitable ground conditions shall be considered as extra work to New England Sheet Metal and Mechanical Co.
11. All contractual correspondence and payments shall be directed to our Corporate Office at P.O. Box 4287, Fresno, CA 93744-4377 (Overnight: 1210 W. Olive Avenue, Fresno, CA 93728).
12. "Contractors are required by law to be licensed and regulated by the Contractors State License Board. Any questions concerning a contractor may be referred to the Register of the board, whose address is: Contractors State License Board, 9835 Goethe Road, P.O. Box 26000, Sacramento, California 95826." New England Sheet Metal and Mechanical Co.'s California Contractor's License No.: 433674.