

**REVISED AWARD 2/20/25**  
**COUNTY OF ROCKLAND**  
**Department of General Services**  
**Purchasing Division**

# Contract Award Notification

**Title:** **Boilers-Utility Grade-Inspection, Maintenance and Repair Services**

**Contract Period:** May 8, 2024, through May 7, 2025 w 2- one-year options  
Extended through Ma 7, 2026 w/1 year option

**Original Date of Issue:** May 2, 2024

**Date of Revision:** 02/20/25

**BID No:** **RFB-RC-2024-017**

**PW #:** **2024000729 (Article 8)**

**Catalog:** **Facilities**

**Authorized Users:** County Agencies, All Political Subdivisions

Address Inquiries To:

Name: Robert Poole  
Title: Purchaser I  
Phone: 845-364-3808  
Fax: 845-364-3809  
E-mail: pooler@co.rockland.ny.us

**Description**

This contract is to provide inspection, maintenance, and repair services of utility grade  
boilers.

| Contract #   | Vendor Number | Contractor & Address  | Telephone No.                             |
|--------------|---------------|---|---|
| BID 24-017-A | 0000005013    | Hauser Bros. Inc.<br>17 Old Schoolhouse Lane<br>Orangeburg, NY 10962<br>Contact: Timothy Hauser<br>thauser@hauserbros.com | 845-359-1881<br><br><br>FAX: 845-359-2957 |

**COUNTY OF ROCKLAND  
DGS – PURCHASING DEPARTMENT  
BLDG. A, 2ND FLOOR, 50 SANATORIUM ROAD  
POMONA, NY 10970  
TELEPHONE NO.: 845-364-3820  
FAX NO.: 845-364-3809**

VENDOR: Hauser Brothers

| LINE NO. | DESCRIPTION   | ITEM NUMBER | EST. QTY.   | UNIT            | UNIT PRICE      | EXTENDED PRICE      |
|----------|---|-------------|---|-----------------|-----------------|---------------------|
| 1        | <b>Labor Hourly Rate for Utility Technician during normal business hours Mon. thru Fri. 8:00AM - 4:00PM</b>   | 94125000026 | 750   | Hours           | <b>\$154.40</b> | <b>\$115,800.00</b> |
| 2        | <b>Labor Hourly Rate for Utility Technician outside the normal business hours, Mon. thru Fri. 4:00PM - 8:00AM</b>   | 94125000027 | 15  | Hours           | <b>\$224.20</b> | <b>\$3,363.00</b>   |
| 3        | <b>Labor Hourly Rate for Utility Technician outside the normal business hours, Saturday</b>   | 94125000028 | 5   | Hours           | <b>\$224.40</b> | <b>\$1,122.00</b>   |
| 4        | <b>Labor Hourly Rate for Utility Technician outside the normal business hours, Sunday &amp; Holidays</b>  | 94125000029 | 1   | Hours           | <b>\$294.40</b> | <b>\$294.40</b>     |
| 5        | <b>MATERIAL MARK-UP:</b><br>Percent mark-up shall be added to invoice for any parts and materials which may be purchased in conjunction with repairs. % MARKUP SHALL NOT EXCEED 10% - Freight Charges are not subject to % Markup | 94125000030 | <b>ESTIMATED DOLLARS EXPENDED</b><br>\$ 40,000.00 | PERCENT MARK-UP | <b>10.00%</b>   | <b>\$44,000.00</b>  |
| 6        | <b>SUB-CONTRACTOR MARK-UP:</b><br>Percent mark-up shall be added to invoice for any authorized sub-contracted work. % MARKUP SHALL NOT EXCEED 5%  | 94125000031 | <b>ESTIMATED DOLLARS EXPENDED</b><br>\$ 1,000.00  | PERCENT MARK-UP | <b>5.00%</b>    | <b>\$1,050.00</b>   |

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## PURCHASES BY OTHER

### LOCAL GOVERNMENTS, SCHOOL DISTRICTS, AND NON-PROFIT AGENCIES

As per the New York State General Municipal Law, all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy, Non-Profit Agencies approved to participate in New York State's Contract Extension Program are authorized to make purchases through the resulting contract(s).

1. The County of Rockland shall make all contract award information available to other political subdivisions and non-profit agencies through our website: [www.rcpurchasing.com](http://www.rcpurchasing.com)
2. Any other political subdivision or Rockland County non-profit agency will issue purchase orders directly to vendors within the specified contract period referencing the County's contract and shall be liable for any payments due on such purchase orders; and shall accept sole responsibility for any payment due.
3. All purchases shall be subject to audit and inspection by the other political subdivisions and Rockland County non-profit agencies for which the purchase was made.
4. No officer, board or agency of a county, town, village, or school district shall make any purchase through the County when bids have been received for such purchase by such officer, board or agency, unless such purchase may be made upon the same terms, conditions and specifications at a lower price through the County.
5. All Bidders shall be on notice that as a condition of the award of a County contract, the successful bidder shall accept the award of a similar contract with any other political subdivision in New York State and Rockland County non-profit agencies authorized to use New York State's contracts, if called upon to do so. A listing of approved Rockland County non-profit agencies is available on the Purchasing Division's website at [www.rcpurchasing.com](http://www.rcpurchasing.com). The County, however, will not be responsible for any debts incurred by the participants pursuant to this or any other agreement.
6. Necessary deviations from the County's specifications in the award of a participant contract, whether such deviations relate to quantities, or delivery points shall be resolved between the successful bidder and the other political subdivisions and Rockland County non-profit agencies.

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## **SPECIFICATIONS**

**A Virtual Pre-Bid via Microsoft Teams will be hosted on April 2, 2024, at 11:00 AM - To Participate select the link below.**

**Microsoft Teams Meeting Link:**

[\*\*Click Here for Pre-Bid Meeting\*\*](#)

**Meeting ID: 283 259 086 281  
 Passcode: 8eoUWA**

### **1. SCOPE**

- 1.1. The purpose of this bid is to secure labor and materials pricing for Utility Grade Boiler inspection, maintenance and repair services for the County of Rockland. Boilers are located at the Dr. Robert L. Yeager Health Center, New City Government Center, Rockland Correctional Center and any other county facility on an as need basis.
- 1.2. All parts and materials shall be OEM. In the event OEM parts and materials are not available, the contractor may substitute equivalent parts and materials only with the approval of the Authorized Representative for the Agency/Department requesting the work. New parts warranty shall be for a period of one (1) year from date of installation, acceptance by the County and inclusive of all Labor to replace/repair.
- 1.3. Contractor shall retain the services of factory trained and authorized personnel to perform repairs that require manufacturer's repair services. Contractor's personnel shall be experienced in the inspection, maintenance and repair of utility grade fire tube and water tube boilers.
- 1.4. New York State Prevailing Wage and Certified Payroll Requirements apply to the contract for all services being provided by the contractor and sub-contractors.

### **2. PRICING**

- 2.1. Contractor shall submit an hourly rate for labor charges for inspection, maintenance and repair services. See bid form (proposal page 1) for description of hourly pricing.
- 2.2. Contractor shall submit a % Mark-up to be added to contractors cost for materials and OEM boiler parts necessary for repair work. Percent mark-up shall not exceed 10%. There shall be no mark-up allowed for freight.
- 2.3. Contractor shall submit a % Mark-up to be added to contractors cost for any authorized sub-contracted work. Percent mark-up shall not exceed 5%.

### **3. EQUIPMENT**

- 3.1. The equipment covered under this contract includes but is not limited to the following list. The County of Rockland reserves the right to add or remove any equipment from this list.
- 3.2.

**Dr. Robert L. Yeager Health Center, 50 Sanatorium Road, Pomona, NY 10970**

**THE BOILERS HAVE BEEN REPLACED AT THIS LOCATION AND WILL BE COVERED  
 UNDER THE CAPITAL AGREEMENT UNTIL OCTOBER 12, 2024. EFFECTIVE 10/13/2024  
 THEY WILL BE COVERED UNDER THIS CONTRACT**

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**Building E - Utility Plant**

Boiler #1 – Riello RTC 6000-160; S/N:201107180CA01SC00344, B/C:20107080  
 Boiler #2 – Riello RTC 6000-160; S/N:201107180CA01SC00345, B/C:20107080  
 Boiler #3 – Riello RTC 6000-160; S/N:201107180CA01SC00342, B/C:20107080  
 Boiler #4 – Riello RTC 6000-160; S/N:201107180CA01SC00343, B/C:20107080  
 Boiler #5 – Riello RTC 6000-160; S/N:201107180CA01SC00346, B/C:20107080  
 Boiler #6 – Riello RTC 6000-160; S/N:201107180CA01SC00347, B/C:20107080  
 Boiler #7 – Riello RTC 6000-160; S/N:201107180CA01SC00348, B/C:20107180  
 Boiler #8 – Riello RTC 6000-160; S/N:201107180CA01SC00349, B/C:20107180  
 Boiler #9 – Riello RTC 6000-160; S/N:201107180CA01SC00350, B/C:20107180

**New City Government Center – New Hempstead Road, New City, NY 10956**  
**Courthouse**

Boiler 1  
 Cleaver Brooks - Model: FLE-700-400-15ST, S/N: S-BT 6516, 400 MBTU  
 Boiler 2  
 Cleaver Brooks - Model: FLE-700-400-15ST, S/N: S-BT 10510, 400 MBTU

**Correctional Center – 53 New Hempstead Road**

Boiler 1  
 Weil McLain - Model: 1388, S/N: CP5451377  
 Boiler 2  
 Weil McLain - Model: 1388, S/N: CP5451378  
 Boiler 3  
 Weil McLain - Model: 1388, S/N: CP3736720  
 Domestic Hot Water 1  
 Bryan - Model: CL-120WT-FDGO, S/N: 62064  
 Domestic Hot Water 2  
 Bryan - Model: CL-120WT-FDGO, S/N: 62065

**4. REPAIR WORK / INSPECTIONS**

- 4.1. The contractor shall perform inspections, maintenance and repair work as requested. Work may include annual P&M / startup inspections service, including burner inspection/cleaning, verification of the proper control operation / alarms and firing on oil or natural gas. Work may include periodic boiler water analysis and water conditioning program.
- 4.2. Work shall be performed only with the written authorization of the Authorized Representative for the Agency/Department requesting the work. Should any work be performed without authorization payment will not be made.

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4.3. Prior to the commencement of work, contractor shall submit a written estimate. The estimate shall contain the following:

- 4.3.1. Project scope of work.
- 4.3.2. Name of authorized representative authorizing work.
- 4.3.3. Estimate of labor hours and hourly rates.
- 4.3.4. List of material to be used and cost.
- 4.3.5. Total estimated cost for the project.

## **5. WORK HOURS**

5.1. Work shall be performed between the hours of 8:00 AM and 4:00 PM, Monday through Friday. No work is to be performed outside of these hours without authorization from the Authorized Representative for the Agency/Department requesting the work. The contractor shall notify the authorized representative 24 hours in advance prior to the scheduled service date.

## **6. EMERGENCY / REPAIR WORK**

- 6.1. The contractor shall only perform emergency/repair work which is required. Repairs shall be performed only with the authorization of an authorized County of Rockland representative. Should any work be performed without authorization payment will not be made.
- 6.2. The successful bidder must be able to immediately respond to emergency situations. When the contractor is informed by an authorized County of Rockland representative that emergency service is required, the contractor must take whatever steps are necessary to expedite the project, including overtime, evening, weekend and holiday work. In addition, bidder must have sufficient inventory on hand to expedite repairs & replacements. For scheduled work, the contractor will have at least 72 hours.
- 6.3. The contractor shall provide as required emergency service to perform repairs any time of the day, 365 days per year. The contractor shall also respond to all emergency service calls within four (4) hours of request.
- 6.4. Telephone Service – The contractor shall maintain a continuous manual telephone service where he can be reached 24 hours per day, seven days per week including Sundays and Holidays.

## **7. APPROVAL**

7.1. All work shall meet with the approval of the authorized County of Rockland Representative.

## **8. QUALIFICATIONS OF CONTRACTORS**

- 8.1. The bidder shall show that he has available under his direct employment and supervision the necessary organization and facilities to properly fulfill all the services and conditions required under these specifications. The contractor shall show that he has maintained an organization capable of performing the work specified herein, and that said organization has been in continuous operation for at least the past five (5) years. Contractor shall submit the following information with bid (see qualifications of contractor's form-page 30):
  - 8.1.1. Years of operation.
  - 8.1.2. Contractor must possess certification from the American Society of Mechanical Engineers ASME/NBIC Boiler repair and pressure vessel "R" stamp.
  - 8.1.3. The names of the employees in the area responsible for this contract, their function in the company, title, and number of years of service with the contractor's firm. The present address of the main operating office of this organization.

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8.1.4. List sources of major replacement parts for the equipment specified herein.

8.1.5. Documentation indicating technical personnel experience (5 years minimum).

8.2. Sub-contracting for any of the services or labor required to perform these specifications shall not be permitted without the authorization of the County of Rockland Representative.

## **9. LABOR**

9.1. Only workers who are skilled and experienced in the work will be allowed to work under this contract.

9.1.1. The contractor is required to have a labor force adequate to perform the work in an efficient and expeditious manner.

9.1.2. Project requirements may dictate that the contractor's employees work with and/or at the direction of an authorized County of Rockland Representative.

## **10. REFERENCES**

10.1. All bidders must submit a list of references demonstrating at least five (5) years of experience where inspection, repair and maintenance of boilers of similar type and size of those specified.

10.1.1. All bidders shall submit a certificate of experience and certificate of equipment. Forms are attached to facilitate the bidder's compliance with these requirements (pages 24 and 25).

## **11. LICENSES**

11.1. The contractor must be licensed by the County of Rockland and in addition, possess all licenses required by all other authorities having jurisdiction over the work. Copies of the applicable licenses shall be submitted with the bid.

11.1.1. Chapter 319 Plumbers; Heating and Cooling Contractors – Rockland County Laws.

11.1.1.1. Sections 319-3 (F) and (G) provide information on Utilization Licenses.

11.1.1.2. Section 319-10 Reciprocity with other political subdivisions.

11.1.2. Rules and Regulations Relating to the Licensing of Plumbing, Heating, Air-Conditioning, Refrigeration, and Sheet Metal Contractors in Rockland County.

11.1.2.1. Section 1. Fees – Provides application fee for obtaining a Utilization License.

11.1.2.2. Section 3 (b) – discusses requirements for submitting a Utilization Application.

11.2. Only licensed contractors can perform the work. If proposing to use a Utilization License, the Licensed Contractor must be named in the Bid Response, and Utilization License must be approved and in effect before formal contract award.

11.3. A Rockland County New York licensed electrician, where required, shall do all electrical work. Proof must be submitted immediately upon request.

## **12. CODES, LAWS AND REGULATIONS**

12.1. The Contractor, in the performance of the contract work, shall conform to the latest standards and requirements of the following codes and/or agencies:

12.1.1. ASME Industrial Code (all applicable sections).

12.1.2. National Board / New York State for Boiler Repairs.

12.1.3. Occupational Safety and Health Administration.

12.1.4. Applicable governmental agency requirements.

12.1.5. Director of Facilities Management or his duly authorized representative.

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- 12.2. Prior to commencing the contract work and at his/her own cost, the Contractor shall secure all required licenses and boiler repair symbols and stamps (ie: R, S, U, PP) for employees, Contractors firm and equipment to be furnished and utilized by this Contractor.

### **13. USE OF PREMISES**

- 13.1. On or about the premises and adjacent areas, the Contractor shall ensure that all apparatus, storage of materials, and activities of workmen be confined to the limits indicated by law, ordinances, permits and the direction of the authorized County of Rockland Representative, and shall not encumber or permit the premises or adjacent areas to be encumbered with such materials or apparatus.
- 13.2. The work site shall be kept in an orderly and safe fashion so as not to interfere with the progress of the work or the work of any other Contractor.
- 13.3. The Contractor shall be responsible for repairing and replacing anything damaged by his operations, within 10 days after notification by the authorized County of Rockland Representative that damage has occurred.
- 13.4. It will be the responsibility of the Contractor to report, to the authorized County of Rockland Representative, any damages found prior to any work at this site.

### **14. WORKSITE CLEANING**

- 14.1. The Contractor shall at all times keep the premises and adjacent areas free from accumulations of waste material or rubbish. At the completion of the work, he/she shall remove from and about the premises, including adjacent areas, all rubbish, tools and surplus materials used for work and shall have the area "Broom Clean" and ready for use. In case of a dispute, County of Rockland may remove rubbish and clean up, then may charge the Contractor either by deduction of amounts unpaid to the Contractor, or by other means as determined to be fair and equitable by the Director of Facilities Management.

### **15. PAYMENT AND INVOICES**

- 15.1. All labor shall be invoiced and paid, as bid, on the proposal pages.
- 15.1.1. All equipment and material shall be invoiced as bid on the proposal pages.
- 15.1.2. Material purchased in conjunction with maintenance and or repairs shall be invoiced at contractor's cost plus % markup. Percent markup bid on the proposal pages shall not exceed 10%. Contractor's cost for freight charges/fees are not subjected to the awarded % markup.
- 15.2. Detailed description of all completed preventive maintenance and/or repair work must accompany all invoices.
- 15.3. Detailed billings must be received by the County of Rockland within fifteen days after completion of each job.
- 15.4. Labor and material charges as authorized by the County of Rockland will be paid according to the following requirements:

#### **15.4.1. LABOR CHARGES**

- 15.4.1.1. The invoice must list specifically the type of employee or laborer utilized and the number of man-hours worked. The Contractor's labor charges must correspond to the rates which he will supply with the bid. The bidder agrees and hereby certifies that all labor charges



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contained in the bid's invoices and vouchers shall be only those that were necessary to complete the required work. All labor shall be billed from the time bidder's employee arrives at, to the time he departs from the Rockland County job site. There shall be no allowance for travel time and/or expenses.

- 15.4.1.2. Invoices for labor must be billed to the next quarter hour of actual time worked (example: 8:00 AM to 9:10 AM would be billed at 1 hour and 15 minutes). Invoices rounded to the next full hour will not be approved for payment.

**15.4.2. MATERIAL COSTS**

- 15.4.2.1. The invoices for payment for materials required to complete the project must list specifically all materials and cost to Bidder for each item. The County of Rockland will require verification of these costs by copy of the invoice as submitted to the contractor for payment. The bidder agrees and hereby certifies that all parts and materials which he purchases shall be at lowest price available at the time considering the prevailing conditions and circumstances for which it is required that the purchase be made. County of Rockland reserves the right to supply material when deemed in the best interest of the County of Rockland. Documentation of material costs (invoices, etc.) of items greater than \$100 must be provided with bidder's invoices.

**15.4.3. ADDITIONAL ITEMS**

- 15.4.3.1. If the Contractor expects to incur any additional costs not specified in the above paragraphs, he must submit a list of those items and corresponding charges or schedule with his bid. There will be no additional charge for delivery or mileage. No other costs except those placed in the bid proposal at the time the bid is submitted shall be evaluated, considered or deemed acceptable charges by the County of Rockland. The Contractor further agrees that should it be determined by the County of Rockland that the Contractor is falsifying his invoices or partaking in fraudulent practices so as to reflect higher costs than actually incurred in the repair, this falsification of fraudulent practice shall be considered a material breach of the terms of the contract. Nothing herein shall be considered to limit the authority of the County of Rockland to prosecute any bidder or Contractor who violates the laws of the State of New York.

**15.4.4. TRAVEL TIME**

- 15.4.4.1. The County of Rockland shall not accept nor authorize payment for travel time or expenses of service personnel to any of the County of Rockland's facility locations. The only billable time shall be for service work performed.

**16. AWARD**

- 16.1.1. Award shall be made to the bidder providing the lowest responsive responsible bid meeting the stated requirements. All quantities shown are estimates. The successful bidder shall be required to furnish quantities that may be more or less than the estimated quantities.