

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: **Boilers, Commercial/Residential Inspection, Maint & Repair**

Contract Period: September 4, 2026, through September 3, 2027, w/2-1 yr options

Original Date of Issue: August 18, 2026

Date of Revision:

BID No: **RFB-RC-2026-040**

PRC No. **2026016838**

Catalog: **Facilities**

Authorized Users: United States Agencies, Other States & Political Subdivisions Therein,
Local Governments, School Districts & Non-Profit Agencies

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 is for the Inspection, maintenance and repair of Boilers (Commercial/Residential)

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 26-040	0000005013	Hauser Bros Inc. 17 Old Schoolhouse Lane Orangeburg, NY 10962 Contact: Tim Hauser thauser@hauserbros.com bonnie@hauserbros.com	845-359-1881 FAX: 845-359-2957

COUNTY OF ROCKLAND
DGS – PURCHASING DEPARTMENT
BLDG. A, 6TH FLOOR, 50 SANATORIUM ROAD
POMONA, NY 10970
TELEPHONE NO.: 845-364-3820
FAX NO.: 845-364-3809

LINE NO.	DESCRIPTION	ITEM NUMBER	EST. QTY.	UNIT	UNIT PRICE	Vendor
1	Labor Hourly Rate for Technician during normal business hours Mon. thru Fri. 8:00AM - 4:00PM	94125000006	100	Hours	\$164.98	Hauser
2	Labor Hourly Rate for Technician for services performed outside the normal business hours, Mon. thru Fri. 4:00PM - 8:00 AM	94125000007	8	Hours	\$229.98	Hauser
3	Labor Hourly Rate for Technician for services performed outside the normal business hours, Saturday	94125000008	4	Hours	\$229.98	Hauser
4	Labor Hourly Rate for Technician for services performed outside the normal business hours, Sundays & Holidays	94125000011	1	Hours	\$289.98	Hauser
5	MATERIAL MARK-UP: 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	94125000009	ESTIMATED DOLLARS EXPENDED \$ 10,000.00	10% PERCENT MARK-UP	\$11,000.00	Hauser
6	SUB-CONTRACTOR MARK-UP: Percent mark-up shall be added to invoice for any authorized sub-contracted work. % MARKUP SHALL NOT EXCEED 5%	94125000010	ESTIMATED DOLLARS EXPENDED \$ 500.00	5% PERCENT MARK-UP	\$525.00	Hauser

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**PURCHASES BY UNITED STATES AGENCIES, OTHER STATES AND POLITICAL
SUBDIVISIONS THEREIN, LOCAL GOVERNMENTS, SCHOOL DISTRICTS,
AND NON-PROFIT AGENCIES**

As per the New York State General Municipal Law, § 103(3) all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy § 140-13, the United States of America or any agency thereof, any state, or any other political subdivision or district therein and certain 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 the **Empire Procure Connect Marketplace**.
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. 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 July 15, 2026, at 11:00 AM- To Participate select the link below.

Microsoft Teams Meeting Link:

[CLICK HERE FOR PRE-BID MEETING](#)

Meeting ID: 259 467 897 745 82

Passcode: SQ7x52kx

1. SCOPE

- 1.1. The purpose of this bid is to secure labor and materials pricing for Commercial/Residential 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, Fire Training Center, Rockland County Sewer District #1, and any other county facility on an as need basis.
- 1.2. All parts and materials shall be OEM. In the event that 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 residential and commercial type fire tube and water tube boilers.
- 1.4. **New York State Prevailing Wage Article 8** 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.

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

Building B

Utica - Model: MGB200HD, SN: CS05674

Building M

Weil McLain - Model: CGA 5 PIDN, Series 1, 140,000 BTU,

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Building S

Weil McLain - Model: CGA 5 PIDN, Series 2, 140,000 BTU,

Building T

Smith Cast Iron Boiler - Model: 19HE-06, S/N: 19HE-6-102328, 762,000 BTU,

Fire Training Center 35 Firemen's Memorial Drive - Pomona, NY 10970

Household Hazardous Waste Building

Lochinvar - Mini Fin - Model: RBN360, S/N: H936708, 360,000 BTU

Administration Building

Boiler 1 - (4 Units)

Hydro-Therm - Model: MR-600B-P, S/N: MSD-2044, 600,000 BTU

Boiler 2 - (4 Units)

Hydro-Therm - Model: MR-1200B-P, S/N: MSJ-1567, 1,200,000 BTU

Radio Communications Center

Boiler 1

Burnham APX - Model: APX800NF-2L05, S/N: 65261234, 800,000 BTU

Boiler 2

Burnham APX - Model: APX800NF-2L05, S/N: 65261232, 800,000 BTU

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

County Office Building – 11 New Hempstead Road

Boiler 1

Aerco - Model: BMK 1.5, S/N: G-09-0525

Boiler 2

Aerco - Model: BMK 1.5, S/N: G-09-0526

Boiler 3

Aerco - Model: BMK 1.5, S/N: G-09-0527

Sain Building – 18 New Hempstead Road

Burnham - Model: PF-513, S/N 7547872

Highway Building – 23 New Hempstead Road

Administration

Peerless - Model: G-1060-W-S, S/N: 60-15115

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Locker Room

Crown - Model: BWF195ENST1PSU, S/N: CROWNB000515219

Stony Point Garage

Hydrotherm - Small residential boiler

Sheriff Building – 55 New Hempstead Road

Boiler 1

Burnham - Model: P808HENEI-L2, S/N: 65365021

Boiler 2

Burnham - Model: P808HENEI-L2, S/N: 65365023

Boiler 1

Burnham - Model: P808HENEI-L2, S/N: 65365022

Rockland County Sewer District # 1 – 4 Rt. 340 Orangeburg, NY

Digester Building

Boilers 1 & 2 - HB SMITH, Cast Iron, Series 28.

Dewatering Building

Boilers 1 & 2 - WEIL McLEAN Model: 1088R, Series 1, 2304 MBH.

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.
- 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.

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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 33):
 - 8.1.1. Years of operation.
 - 8.1.2. 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.
 - 8.1.3. List sources of major replacement parts for the equipment specified herein.
 - 8.1.4. 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.

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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 aforementioned 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.
- 12.2. Prior to commencing the contract work and at his/her own cost, the Contractor shall secure all required licenses for employees, Contractor's 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

- 14.1.1.1. 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

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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 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

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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 time billable shall be for service work performed.

16. CONTRACT TERM

16.1. The term of this contract is for One Year from the date of Award with the option to renew for Two additional One-Year Periods

16.2. The current contract BID 23-064 expires 9/3/2026.

17. CONTRACT PRICE ADJUSTMENTS UPON RENEWAL

17.1. The bid rates shall remain firm through the first contract period with no wage adjustments allowed. If the County exercises any of the option years of the award, Contractors may submit a request for adjustment on the yearly anniversary date of the contract. Any request for price adjustment(s) shall be submitted thirty (30) days in advance in writing to the Director of Purchasing. Any, and all, price adjustments will be limited to the percentage increase in the CPI Index - All Urban Consumers for the preceding 12 months. The County reserves the right to reject any request for price increase deemed excessive.

17.2. CPI-Index - Consumer Price Index for All Urban Consumers as published by the Bureau of Labor Statistics of the United States Department of Labor or a successor or substitute index, appropriately adjusted.

17.3. There shall be no upward adjustments to the Mark-Up offered or lower discount lines.

18. AWARD

18.1. 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.