

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: Water Treatment Services

Contract Period: June 1,2020 through November 30, 2021 with 3 one-year options,
Ext thru 11/30/2022 w/2-1 year options
Ext thru 11/30/2023 w/1 year option
Ext thru 11/30/2024

Original Date of Issue: June 1, 2020

Date of Revision: 10/05/23

BID No: RFB-RC-2020-029

Catalog: FACILITY MAINTENANCE

PRC#: 2020004535

Authorized Users: County Agencies, all political subdivisions

Address Inquiries to:

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

Description

This contract is to perform water analysis and chemical treatment for the various mechanical systems.

Contract #	Vendor Number	Contractor & Address	Telephone No.
BID 20-029	0000026499	Barclay Water Management 55 Chapel Street, Suite 400 Newton, MA 02458 Contact: Michael J. Bohan salesorders@barclaywater.com mbohan@barclaywater.com	617/926/3400 FAX: 617/924/5467

**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**

VENDOR: **BARCLAY**
REVISED PRICING

LINE NO.	DESCRIPTION	ITEM NUMBER	MONTHLY RATE	MONTHLY RATE	MONTHLY RATE	MONTHLY RATE	INITIAL
			ORIGINAL 06/01/2020	EFFECTIVE 11/30/2021	EFFECTIVE 11/30/2022	REVISIED EFFECTIVE 11/30/2023	
PART A							
1	Treatment of Water Systems, High Pressure Boilers, : Bldg. E-Utility Plant, The Dr. Robert L. Yeager Health Center, Sanatorium Road, Pomona, NY	96896000009	\$42.00	\$44.27	\$45.37	\$46.83	_____
2	Treatment of Water Systems, Low Pressure Boilers , Circulating System Water, Condensate Return System, : Bldg. E-Utility Plant, The Dr. Robert L. Yeager Health Center, Sanatorium Road, Pomona, NY	96896000001	\$690.00	\$727.26	\$745.44	\$769.30	_____
PART B							
3	Treatment of Water Systems Rockland County Government Center, New City, NY: County Office Building, 11 New Hempstead Road, New City, NY	96896000002	\$142.00	\$149.67	\$153.41	\$158.32	_____
4	Treatment of Water Systems Rockland County Government Center, New City, NY: Sain Building, 18 New Hempstead Road, New City, NY	96896000003	\$100.00	\$105.40	\$108.04	\$111.49	_____
5	Treatment of Water Systems, Rockland County Government Center, New City, NY: Rockland County Correctional Center, 53 New Hempstead Road, New City, NY	96896000004	\$130.00	\$137.02	\$140.45	\$144.94	_____
6	Treatment of Water Systems, Heating Equipment, : Rockland County Court House, One South Main Street, New City, NY	96896000005	\$55.00	\$57.97	\$59.42	\$61.32	_____
7	Treatment of Water Systems, Cooling Tower, : Rockland County Court House, One South Main Street, New City, NY	96896000006	\$135.00	\$142.29	\$145.85	\$150.51	_____
COOLING TOWER STARTUP							
9	Seasonal Startup of Cooling Tower, : County Office Building, 11 New Hempstead Road, New City, NY	96896000028	\$100.00	\$105.40	\$108.04	\$111.49	_____
10	Seasonal Startup of Cooling Tower, : Sain Building, 18 New Hempstead Road, New City, NY	96896000029	\$100.00	\$105.40	\$108.04	\$111.49	_____
11	Seasonal Startup of Cooling Tower, Rockland County Correctional Center, 53 New Hempstead Road, New City, NY	96896000030	\$100.00	\$105.40	\$108.04	\$111.49	_____
12	Seasonal Startup of Cooling Tower, Rockland County Courthouse, One South Main Street, New City, NY	96896000031	\$100.00	\$105.40	\$108.04	\$111.49	_____
COOLING TOWER DISINFECTING							
13	Disinfection of Cooling Tower, : County Office Building, 11 New Hempstead Road, New City, NY	96896000011	\$100.00	\$105.40	\$108.04	\$111.49	_____
14	Disinfection of Cooling Tower, : Sain Building, 18 New Hempstead Road, New City, NY	96896000012	\$100.00	\$105.40	\$108.04	\$111.49	_____
15	Disinfection of Cooling Tower, : Rockland County Correctional Center, 53 New Hempstead Road, New City, NY	96896000013	\$100.00	\$105.40	\$108.04	\$111.49	_____
16	Disinfection of Cooling Tower, Rockland County Court House, One South Main Street, New City, NY	96896000014	\$100.00	\$105.40	\$108.04	\$111.49	_____

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LEGIONELLA TESTING							
17	Legionella Testing of Cooling Tower, : County Office Building, 11 New Hempstead Road, New City, NY	96896000016	\$150.00	\$158.10	\$162.05	\$167.24	_____
18	Legionella Testing of Cooling Tower, : Sain Building, 18 New Hempstead Road, New City, NY	96896000017	\$150.00	\$158.10	\$162.05	\$167.24	_____
19	Legionella Testing of Cooling Tower, : Rockland County Correctional Center, 53 New Hempstead Road, New City, NY	96896000018	\$150.00	\$158.10	\$162.05	\$167.24	_____
20	Legionella Testing of Cooling Tower, Rockland County Court House, One South Main Street, New City, NY	96896000019	\$150.00	\$158.10	\$162.05	\$167.24	_____
LABOR AND MATERIAL							
LINE NO.	DESCRIPTION	ITEM NUMBER	HOURLY RATE	HOURLY RATE	HOURLY RATE	HOURLY RATE	
22	Hourly Rate for any additional work 8:00 am - 4:00pm, Monday through Friday, not covered by this contract must be billed at the following rate	96896000020	\$25.00	\$26.35	\$27.01	\$27.87	_____
23	Hourly Rate for any additional work 4:00pm - 8:00 am, Monday through Friday, not covered by this contract must be billed at the following rate	96896000021	\$36.25	\$38.21	\$39.16	\$40.42	_____
24	Hourly Rate for any additional work, Saturdays, not covered by this contract must be billed at the following rate	96896000022	\$50.00	\$52.70	\$54.02	\$55.75	_____
25	Hourly Rate for any additional work, Sundays and Holidays, not covered by this contract must be billed at the following rate	96896000023	\$50.00	\$52.70	\$54.02	\$55.75	_____
	MARK-UP Percent mark-up for any chemicals, parts and materials which may be purchased in conjunction with repairs and service other than base bid. % MARKUP SHALL NOT EXCEED 10%.	96896000024	EST DOLLAR \$5000.00	\$5,500.00	\$5,500.00	N/A	

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TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

TITLE:
WATER TREATMENT SERVICES

BID NUMBER:
RFB-RC-2020-029

SPECIFICATIONS

1. SCOPE

- 1.1. Contractor shall provide all labor, equipment, materials and supervision as required to perform water analysis and chemical treatment for the various mechanical systems as specified herein.
- 1.2. All systems shall be properly maintained to prevent fouling, scaling, corrosion, solids buildup and any other physical or chemical abnormalities, which would be detrimental to the proper operation and life expectancy of the systems specified herein. All systems shall be maintained in accordance with accepted industry practices and methods, and original equipment manufacturer's recommendations. Contractor shall maintain proper inventory levels of all Treatment Chemicals.
- 1.3. Contractor shall apply, maintain and record usage of pesticides for all heating and cooling systems. Contractor shall document and record all pesticide applications in annual report as required by New York State DEC and LISEPA. Report shall be provided to the Director, Facilities Management.
- 1.4. Contractor shall provide all labor, equipment, materials and supervision as required to perform seasonal startup, inspection, disinfection, and testing for Legionella as required by New York State Department of Health Regulations on all cooling towers for the various mechanical systems as specified herein. Contractor shall develop a written maintenance plan in compliance with current NYS regulations. Plan shall be provided to Director of Facilities Management.

2. SYSTEMS AND EQUIPMENT COVERED

- 2.1. The systems and equipment covered are listed in Section 9, Part A, and Section 10, Part B of these specifications.

3. PRE-INSPECTION BY BIDDER

- 3.1. All prospective bidders are encouraged to visit the job site to familiarize themselves with all equipment and systems before submitting their bid. Bidders are to contact Mr. Patrick Horan, Assistant Director, Facilities Management for the Pomona and New City sites (845) 364-3846, to schedule an appointment. Bidders must perform as specified whether or not he visits the site.

4. CONTRACT PERIOD

- 4.1. The contract period shall be eighteen months from the date of award with the option to renew for three additional one-year periods.
- 4.2. The County of Rockland anticipates the sale of the Sain Building, 18 New Hempstead Rd, New City, NY 10956 during the term of this contract. When sold, services for this location will be terminated.

5. SERVICES TO BE PROVIDED

- 5.1. The successful bidder shall provide all necessary supplies and services, including but not limited to chemicals, analytical supplies and equipment, test kits, analytical services and other services or materials necessary to comply with the specifications. Owner will provide the labor for the addition of chemicals and daily testing of the systems as required.

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- 5.2. All chemicals and equipment, necessary for treatment shall be provided by the vendor and their cost shall be included in the bid price. This shall include analytical test kits related equipment including pumps, timers and piping.
 - 5.3. All work shall include a monthly visit, Monday through Friday 9:00 AM to 3:00 PM not exceeding four weeks, by a service technician possessing the necessary skills required to meet the specifications. During the visit, the service technician shall perform analysis tests for all systems and review Owner's test results for the previous month. During the air conditioning season, starting April 15 through October 15, successful bidder shall make scheduled bi-weekly visits to all sites to perform analysis of all cooling tower and circulating system water. Missed or late site visits shall be back charged.
 - 5.4. Immediately after award is made, Contractor shall thoroughly review all systems specified and proposed treatment methods with the contact personnel listed, or their designee. Within one week after award, vendor shall provide at each location, typed instructions including tests to be performed, guidelines and testing procedures, weekly forms with hi/low limits, method and frequency for taking analysis tests, method and frequency for adding chemicals, target results, and any other information necessary to meet the specifications including water analysis training to County of Rockland personnel.
 - 5.5. During the cooling season, Legionella inspection, disinfection, sampling and testing shall be done monthly. Re-disinfection, re-inspection and retesting shall be done on an as needed basis.
- 6. QUALIFICATIONS OF BIDDERS**
- 6.1. Successful bidder shall have a minimum of five years full-time documentable experience in the chemical treatment, analysis and related servicing of systems as specified herein.
 - 6.2. All bidders shall submit with their bid a list of five accounts similar in size and scope to the work specified herein, which they have serviced within the last year. Bidder shall include contact person, telephone number and a brief description of services provided.
 - 6.3. Successful bidder shall have a minimum of three service technicians on their staff, who are experienced in performing the Scope of Work specified herein. Each technician must have a minimum of three years full-time documentable experience in such work. Bidder shall submit with their bid a brief description of the required experience.
 - 6.4. Technicians shall be certified in cooling tower category 7G by the NYS Department of Environmental Conservation. Bidder shall provide copy of certification. Failure to supply may deem bid non-responsive.
 - 6.5. All bidders shall prove to the Owner satisfactorily that they have the necessary staff and facilities necessary to properly perform the services specified. If requested, bidder shall allow the Owner to visit and inspect their main business location to determine its ability to meet the requirements of these specifications.
 - 6.6. Successful bidder shall employ on staff a chemical engineer with a minimum four years of experience in performing the work as specified herein. This staff engineer shall have a minimum of one year's consecutive full-time documentable experience in such work. Bidder shall submit with their bid, the engineer's name and a brief description of his experience.

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7. REPORTS

- 7.1. After each of the required scheduled service visits, Contractor shall provide both a typed report and an electronic copy (MS Office) to the Director, Facilities Management within 48 hours indicating all analysis and treatment results and recommendations. All covered systems shall be included in this report.

8. TREATMENT CHEMICALS

- 8.1. Chemicals provided shall conform to all rules and regulations of OSHA and the New York State "Right to Know" law. Owner reserves the right to reject delivery of any chemicals that are not properly packaged, labeled and provided with all information in compliance with these regulations. Any losses of chemicals incurred because of delivery rejection by the Owner shall be at the Contractor's expense.
- 8.2. All chemicals are to be furnished in original manufacturer's containers and properly labeled to meet all OSHA regulations. Re-packaged and expired chemicals will not be accepted.
- 8.3. Owner shall be provided with manufacturer's Material Safety Data Sheets for all chemicals, prior to, or at time of delivery.
- 8.4. All chemicals shall be of a form and quality necessary to achieve their intended purposes.
- 8.5. All chemicals shall be transported in accordance with applicable governing law, including New York State Department of Transportation and New York State Department of Environmental Conservation. Contractor shall have a written policy and the necessary equipment for treating accidental chemical spills or discharge into the environment.

9. EQUIPMENT AND SYSTEMS DESCRIPTION - PART A

DR. ROBERT L. YEAGER HEALTH CENTER - POMONA, NY

- 9.1. INTENT - The intent of the following is to provide information for the treatment of four (4) complete water systems as follows:
- 9.1.1. High Pressure Boilers
- 9.1.2. Low Pressure Boilers
- 9.1.3. Circulating System Water
- 9.1.4. Condensate Return System
- 9.2. HIGH PRESSURE BOILERS - There are two high pressure boilers which are rated as follows:
- 9.2.1. 200 h.p. / 8,375,000 BTU/hr. input
- 9.2.2. 200 h.p. / 8,369,000 BTU/hr. input
- 9.2.3. All high pressure returns are brought back to a de-aerating feed water heater which operates at 7 to 10 PSIG. Demineralized water is automatically admitted when the level drops below the set point.
- 9.2.4. The high-pressure boilers operate at 45 PSIG from 6:00 a.m. to 7:00 p.m., seven days a week.
- 9.3. LOW PRESSURE BOILERS - There are three identical low-pressure boilers with name plate data as follows:
- 9.3.1. 700 H.P.
- 9.3.2. 29,291,000 BTU/hr. input

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- 9.3.3. Operating Pressure 10 PSIG rated 15 PSIG
- 9.3.4. These boilers are used in the winter for heating and hot water tank all year.
- 9.3.5. During the heating season, one of these boilers serves most of the Health Complex. This includes Buildings A, C, D, E, F, G, H, J, K, L, P and R. During this time, the boiler operates at between 50 and 100% of capacity: averaging about 75%.
- 9.3.6. Low pressure condensate is 100% returned to a large condensate return tank located in the Boiler Room. This tank is not a de-aerating feed water heater, but is lagged and heated with a steam sparger. It has an automatic feed of demineralized water when the water level drops too low.

9.4. CIRCULATING SYSTEM WATER

- 9.4.1. All heating is done, indirectly through heat exchangers with a two pipe circulating water system. The water is heated in the winter and pumped throughout the Complex buildings (as detailed above). The underground piping is Johns Manville high temperature, high pressure epoxy lined transite pipe.
- 9.4.2. Once in the buildings, the water circulates through either fan coils or Unit Heaters.
- 9.4.3. The capacity of this system is estimated at approximately 28,000 gallons.

9.5. CHEMICAL FEED EQUIPMENT

- 9.5.1. HIGH PRESSURE BOILERS - One pump pumps directly into the de-aerator.
- 9.5.2. LOW PRESSURE BOILERS - Chemical addition for this system is done by means of bypass feeders in conjunction with feed water pumps which are fed by chemical feed pumps.
- 9.5.3. CIRCULATING SYSTEM WATER - Chemical addition to this system is done with a bypass feeder.

10. EQUIPMENT AND SYSTEMS DESCRIPTION – PART B

ROCKLAND COUNTY GOVERNMENT CENTER, NEW CITY NEW YORK

- 10.1. INTENT - The intent of the following information is to provide particulars on four different building or building complex systems which incorporate heating and air conditioning. Each system is quite different from the other two and each one will have to be considered separately.
- 10.2. County Office Building - 11 New Hempstead Rd.-New City, NY:
 - 10.2.1. HEATING
 - 10.2.1.1. This building is heated by three Aerco benchmark boilers-Model # BMH 1.5.
 - 10.2.1.2. In the air handling system, circulating water heated by steam in a heat exchanger is pumped to perimeter radiation.
 - 10.2.2. COOLING
 - 10.2.2.1. Cooling is provided by three Multistack Modular Chillers Model No. H MS 70X6A2W.
 - 10.2.2.2. The boiler water and the circulating chilled water is treated presently.
 - 10.2.2.3. In both the heating and cooling mode, condensate return is essentially 100%.

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10.2.3. TREATMENT DESIRED

10.2.3.1. Treatment should be provided for the boiler water, condensate.

10.2.3.2. Treatment for cooling system should be consistent to manufacturer's recommendations, and shall be monitored by both Contractor and the County to prevent fouling.

10.3. Sain Building -18 New Hempstead Rd.-New City, NY:

10.3.1. HEATING

10.3.1.1. One 60 boiler horsepower (Burnham), low pressure, oil or gas fired steam boiler is used. The steam transfers its heat through a heat exchanger to circulating system water which heats through fan coil units.

10.3.2. COOLING

10.3.2.1. One 75 ton Trane electrical reciprocating water chiller provides cooling for this building. The chilled water is circulated to fan coil units. Heat rejection is by means of a water cooling tower.

10.3.3. TREATMENT DESIRED

10.3.3.1. Boiler water, condensate, circulating system water, cooling tower water.

10.4. Rockland County Correctional Center, 53 New Hempstead Road, New City, NY:

10.4.1. HEATING

10.4.1.1. Three Weil-McLain boilers (ABG-1388-WF-GP-MO-UL), one Weil-McLain Model #P-1388W and circulating hot water system.

10.4.2. COOLING

10.4.2.1. Two Trane Recip. Liq. Chillers, 120 ton each. Model #CGWCD124RCNLL420FP, one McQuay Chiller, Model #WHR120E2727ER10 and circulating cold water system.

10.4.2.2. Three Marley AV Series AV610110 cooling towers.

10.4.2.3. Building cold water circulating system.

10.4.3. TREATMENT DESIRED

10.4.3.1. Treat boilers, towers and related system components.

10.5. Rockland County Court House, 1 South Main Street, New City, NY:

10.5.1. HEATING

10.5.1.1. Two Boilers Steam, Cleaver Brooks Low Pressure, 15PSIG, Model FLX

10.5.1.1.1. BTU/HR input 4,000,000

10.5.1.1.2. BTU/HR output 3,200,000

10.5.1.1.3. Circulating hot water system

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10.5.2. COOLING

10.5.2.1. Cooling Tower – Baltimore Aircoil Co., Model VT1-340-QMJS, Ser. # U000446201, 12000 gal per minute. Tower Filter-PEP (Process Efficiency Products Inc.) Model # Smf 24 c/s, Auto T/W.

10.5.2.2. Treatment desired-Treat boilers, towers and related system components.

11. WATER SUPPLY

11.1. Water is supplied to all sites by the United Water New York. The raw water composition may vary. **IT IS THE BIDDER'S RESPONSIBILITY TO TOTALLY FAMILIARIZE THEMSELVES WITH RAW WATER COMPOSITION AT ALL SITES PRIOR TO BIDDING.** Bidders shall be permitted, at their expense, to take and analyze water samples for the purpose of developing their bids. Successful bidder shall provide the Owner with a complete raw water and systems analysis at the Dr. Robert L. Yeager Health Center, Rockland County Government Center at the commencement of their contract.

12. TOXICITY

12.1. No chemicals used in the boilers and condensate return systems shall be toxic or harmful in any way, in case traces of them become entrained in the steam. Chemicals used for the treatment of condensate return system shall be safe for use with food preparation equipment.

13. PRICING

13.1. Treatment Services

13.1.1. Treatment of Water Systems. Contractor shall provide a monthly price for the treatment of all water systems as outlined in the specifications and Parts A&B of the proposal pages.

13.1.2. Cooling Tower Startup. Contractor shall provide a unit price for the seasonal startup of the individual systems as outlined in the specifications including power washing if necessary.

13.1.3. Cooling Tower Disinfecting. Contractor shall provide a unit price for the disinfecting of the individual systems as outlined in the specifications

13.1.4. Cooling Tower Legionella Testing. Contractor shall provide a unit price for Legionella testing of the individual systems as outlined in the specifications

13.2. Labor Costs

13.2.1. Contractor shall provide an hourly rate for any labor required for services and repair not covered under the contract specifications

13.2.2. Invoices for labor shall 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 shall not be approved for payment.

13.2.3. This contract is subject to **New York State Labor Law 220, Article 8 Prevailing Wages**. The Contractor shall submit with, each invoice, certified payrolls for all labor. Submission of Certified Payroll with invoice is a condition of payment.

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13.3. Material Costs

- 13.3.1. All chemicals, parts and materials used for services and repair not covered under the contract specifications shall be listed on the invoice by manufacturers name and model number and shall be billed at a percentage mark-up. **Mark-up shall not exceed 10%**. Bidder shall enter a % mark-up between 0%-10% on the proposal pages. There shall be no mark-up on freight.
- 13.3.2. Documentation of material costs (invoices, etc.) of items greater than \$100 must be provided with Contractor's invoices.

14. CONTRACT PRICE ADJUSTMENTS UPON RENEWAL

- 14.1. 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.
- 14.2. 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.
- 14.3. There shall be no upward adjustments to the Mark-Up offered or lower discount lines.

15. AWARD

- 15.1. This bid will be awarded to the lowest responsible bidder meeting the stated requirements.

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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
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.