

**COUNTY OF ROCKLAND - DGS-PURCHASING**  
 BLDG. A., 6TH FLOOR, 50 SANATORIUM RD, POMONA, NY 10970  
 TELEPHONE: 845-364-3820 / TELEFAX: 845-364-3809

**TITLE: BOILER RENTAL –  
 DR. ROBERT L. YEAGER CENTER – POMONA NY**

**RFB #: RFB-RC-2022-132**

## **SPECIFICATIONS**

### **1. SCOPE OF WORK**

- 1.1. The County of Rockland is in need of a temporary heating system consisting of two, trailer mounted, 30,000,000 BTU/HR, oil fired water boilers for use at the Dr. Robert L. Yeager Center in Pomona, NY 10970. The contractor shall furnish, setup, maintain, teardown and remove the specified heating system.

### **2. SITE VISIT**

- 2.1. All contractors are encouraged to visit the facilities to familiarize themselves with all covered equipment and conditions prior to submitting their bid. Site inspections can be scheduled by calling Facilities Management @ 845-364-2958.

### **3. HEATING SYSTEM AND OPERATION**

- 3.1. The required operating season is from November 1, 2022, through April 30, 2023.
- 3.2. Location is 50 Sanatorium Rd. Pomona, NY 10970 outside Building E.
- 3.3. System shall consist of,
  - 3.3.1. Two (2) packaged 30,000,000 BTU/HR, No.2 oil fired water boilers mounted on trailers, complete with automatic independent controls.
- 3.4. The Dr. Robert L. Yeager Health center is equipped to connect temporary heating equipment via existing 6" Flange/Victaulic hose adaptors. There are 4 in total, 2 for supply and 2 for return.
  - 3.4.1. The rental company will be responsible for providing all necessary hoses, unions, and fittings as required to connect to the owner supplied connection points. The connection point is located just inside the utility plant garage door which is approx. 50' to 100' from where temporary heating equipment will be stationed.
  - 3.4.2. Rental shall include hookup to existing oil supply and return piping, hydronic water piping as well as all electrical cabling and setup of equipment. All wiring shall be placed in a neat and organized manner with grounding established. Building Power is 208v 3p 60hz. 110v power is available, 480/460v is not available.
    - 3.4.2.1. The County of Rockland shall supply all operating No.2 fuel oil.
    - 3.4.2.2. The County of Rockland Facilities Management Employees will operate the equipment
  - 3.4.3. Typical HWS&R temperatures are between 140-180 and are adjusted based on outdoor air temp.
  - 3.4.4. Estimate 24 hours a day of operation for each unit under typical operation.
- 3.5. Setup, teardown, rigging, scheduled maintenance, and training for the temporary boilers shall be included in the bid price.
  - 3.5.1. Scheduled maintenance shall be set up at an interval not to be less than every other week
  - 3.5.2. Calls for service shall be answered within 2 hours of the initial call with emergency response on site made within 4 hours.
  - 3.5.3. An initial training session with the Employees of the utility plant will be required following setup and startup of the equipment

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#### **4. ALTERNATE SYSTEM**

- 4.1. Where a 30MBtu/HR water boiler is unavailable, 800 HP steam boilers with heat exchangers may be substituted (subject to review of Facilities Management Representative) for each water boiler of equal capacity.
- 4.2. If this substitute is proposed, contractor must provide all ancillary devices and equipment necessary to facilitate the deployment and operation of the steam to hot water plant. Including but not limited to; High/Low pressure steam piping, Steam control devices, control systems, condensate pump packages, condensate return piping etc.
- 4.3. Contractor shall be responsible for installation and setup of all equipment.

#### **5. EXPERIENCE - REFERENCES**

- 5.1. All bidders shall submit a list of references demonstrating at least three (3) years of experience where similar temporary heating systems have been completed of similar scope and size of this project.
- 5.2. List completed projects (Certificate of Experience/Reference form).

#### **6. EQUIPMENT**

- 6.1. The contractor is responsible for providing all tools and equipment necessary to efficiently perform all work in a professional and workmanlike manner.
  - 6.1.1. The contractor shall have tools and equipment common to the trade that are necessary to perform required work. The County will not pay for the rental or replacement of any of the common tools.

#### **7. SAFETY**

- 7.1.1. The Contractor shall have the necessary safety equipment to adhere to all OSHA, federal, state and local rules while the work is in progress. Contractor is responsible for any damage to vehicles or structures resulting from the Contractor's negligence.
- 7.1.2. At no additional cost to the County, the contractor shall supply and maintain all of the safety equipment required by the trade and or by State and Federal regulations.

#### **8. REQUIREMENTS AND COORDINATION OF WORK**

- 8.1. The contractor must submit a detailed layout, description and schedule for the proposed heating system and must coordinate with any other contractors working in the vicinity. The layout, description and schedule must be approved by The Director of Facilities Management or the Assistant Director of Facilities Management prior to implementation of the heating system.
- 8.2. The heating system must be set up and ready to operate 24-hours per day starting on November 1, 2022. The contractor must have personnel available 24-hours per day for the duration of the rental to respond to any alarm or emergency associated with the heating equipment.

#### **9. PRICING**

- 9.1. Contractor shall bid a monthly rental rate in accordance with the proposal pages.
- 9.2. For rental and bidding purposes, a month shall consist of 28 days (4 Weeks)

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## **10. TRAVEL TIME**

- 10.1. The County of Rockland will not accept nor authorize payment for travel time or expenses of service personnel to the County facility location.

## **11. USE OF PREMISES**

- 11.1. 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.
- 11.2. 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.
- 11.3. The Contractor shall be responsible for repairing and replacing anything damaged by his operations, within thirty (30) days after notification by the authorized County of Rockland representative that damage has occurred.
- 11.4. 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.

## **12. CLEANING UP**

- 12.1. 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, the 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 authorized County of Rockland representative.

## **13. AWARD**

- 13.1. Award shall be made to the lowest responsible responsive bidder meeting the stated requirements of this bid solicitation.