

AGR26-831 TASK ORDER #1 Golf Course Club House HVAC system

DATE PREPARED: September 29, 2025

CHARGE: FP2033 8369

CONTRACT MANAGER: Miguel Jimenez, 505-662-1430. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Miguel Jimenez.

COUNTY REQUESTOR/CONTACT: Anthony Strain, Project Manager, 505-412-5363. All changes in scope, budget, or schedule (extensions) need to be approved in advance by Anthony Strain.

ATTACHMENTS:

1. Proposal provided by Yearout Mechanical, dated September 29, 2025

COMMENCE WORK DATE:

1. Upon issuance of Task Order

REQUESTED DELIVERY DATE:

1. Construction will be completed by November 30, 2025

SCOPE OF WORK REQUESTED:

Install VRF HVAC systems at the Golf Course Club House including all labor, materials, and equipment. See the attached proposal for details.

DELIVERABLES:

1. See attached proposal for deliverables and exclusions.

ESTIMATED COST:

1. Total Task Order: \$499,946.42 plus \$35,308.72 NMGR (7.0625%) plus a contingency (~15%) of \$82,365.86 for a Total of \$617,621.00.

Current Contract Value	\$4,000,000.00	Plus GRT
Estimated value of all task orders to date, including this task order:	\$582,312.28	Plus GRT
Remaining Contract Value:	\$3,417,687.72	Plus GRT

SIGNATURE PAGE

Original Task Order

<div> <div>Anthony Strain</div> <div>Date</div> </div> <div>Project Manager</div>	<div> <div>Miguel A Jimenez</div> <div>Date</div> </div> <div>Contract Manager</div>
<div> <div>Eric Martinez</div> <div>Date</div> </div> <div>Public Works Director</div>	<div> <div>Anne Laurent</div> <div>Date</div> </div> <div>County Manager</div>
<div> <div>Meshach Alvarado</div> <div>Date</div> </div> <div>All-RITE Construction</div>	



September 29, 2025

SPA # 30-00000-23-00084

**Vicente Martinez
For: LAC Golf Course
4244 Diamond Dr
Los Alamos, NM 87544**

Mr. Martinez

We are pleased to offer our cost estimate proposal for providing labor and material to install a new VRF system at 4244 Diamond Dr. The following is a detailed scope of work.

SCOPE OF WORK:

- **Disconnect, remove, and discard existing units.**
- **Supply and install new:**
- **VRV-1 Mitsubishi 20-ton PURY-EP240 w/ heat recovery, BACnet integration, joint kit, stands, and snow/hail guards.**
 - **FC-1 (VRV-1) 1 Mitsubishi PEFYP72 6-ton ceiling concealed fan coil unit and wired thermostat**
 - **FC-2 (VRV-1) 1 Mitsubishi PEFYP72 6-ton ceiling concealed fan coil unit and wired thermostat**
 - **FC-3 (VRV-1) 1 Mitsubishi PEFYP72 6-ton ceiling concealed fan coil unit and wired thermostat**
 - **FC-4 (VRV-1) 1 Mitsubishi PEFYP06 half-ton ceiling concealed fan coil unit and wired thermostat**
 - **FC-5 (VRV-1) 1 Mitsubishi PLFYP12 1-ton four-way ceiling cassette fan coil unit and wired thermostat**
 - **FC-5A (VRV-1) 1 Mitsubishi PLFYP12 1-ton four-way ceiling cassette fan coil unit and wired thermostat**
- **VRV-2 Mitsubishi 20-ton PURY-EP240 w/ heat recovery, BACnet integration, joint kit, stands, and snow/hail guards.**

- FCU-14 (VRV-2) 1 Mitsubishi PEFYP96 8-ton ceiling concealed fan coil unit and wired thermostat
- FC-15 (VRV-2) 1 Mitsubishi PEFYP96 8-ton ceiling concealed fan coil unit and wired thermostat
- FC-6 (VRV-2) 1 Mitsubishi PEFYP48 4-ton ceiling concealed fan coil unit and wired thermostat
- VRV-3 Mitsubishi 14-ton PURY-P168 w/ heat recovery, BACnet integration, joint kit, stands, and snow/hail guards.
 - FC-9 (VRV-3) 1 Mitsubishi PEFYP72 6-ton ceiling concealed fan coil unit and wired thermostat
 - FC-11 (VRV-3) 1 Mitsubishi PEFYP12 1-ton ceiling concealed fan coil unit and wired thermostat
 - FC-8 (VRV-3) 1 Mitsubishi PEFYP12 1-ton ceiling concealed fan coil unit and wired thermostat
 - FC-13 (VRV-3) 1 Mitsubishi PLFYP08 2/3-ton four-way ceiling cassette fan coil unit and wired thermostat
 - FC-12 (VRV-3) 1 Mitsubishi PLFYP08 2/3-ton four-way ceiling cassette fan coil unit and wired thermostat
 - FC-16 (VRV-3) 1 Mitsubishi PEFYP48 4-ton ceiling concealed fan coil unit and wired thermostat
 - FC-17 (VRV-3) 1 Mitsubishi PEFYP12 1-ton ceiling concealed fan coil unit and wired thermostat
 - FC-18 (VRV-3) 1 Mitsubishi PKFYP121-ton wall-mounted fan coil unit and wired thermostat
- Provide crane to lift existing units and new units, to and from roof.
- Provide and install new line sets, all copper lines/fittings to be brazed, nitrogen purged, and pressure tested. Properly support new line sets.
- Startup and owner training from manufacturer representative.
- Permitting and inspection included.
- Sheetrock repairs are to be done by others.
- Temporary heating/cooling is to be done by others.
- Test and balance to be done by others.
- New units to be 208/230V 3-phase to match the existing.
- Equipment to be brought to the site as needed.
- One-year parts and labor warranty.

- Seven-year compressor warranty. Extended 10-year warranty may be available.
- Currently (3) 20-ton outdoor units are available, normal lead time is 18-22 weeks. (will need to order ASAP to secure the (2) 20-ton units needed)

Journeyman Labor (1303.33 hours \$110.00): \$143,366.75
Journeyman Overtime Labor (300 hours \$165.00): \$49,500.00
Equipment MSRP \$265,745.78 (-10%): \$239,171.20
Material MSRP \$66,714.83 (-10%): \$60,043.35
Misc and Consumables: \$2,915.16
Bond: \$4,949.96
Tax: \$35,308.72

Total: \$535,255.14

Optional: (1) year Preventive Maintenance on new equipment plus two existing package RTU's: \$18,685.00

Note: Pricing is good for 30 days. Due to the current volatility in the commodity market and supply chain, Yearout Mechanical is unable to predict material pricing. Prices for commodity material and fixtures are estimated on today's cost for the material and many fluctuate depending upon market conditions that are outside of Yearout Mechanical's control. Yearout Mechanical shall receive an "add" to the contract price to reflect any accompanying increases to Yearout Mechanical in the cost of commodity.

The following are **NOT** included in the scope (general):

Exclusions:

- Controls
- Sheetrock repairs
- Test and Balance
- Temporary heating/cooling.
- Retainage [pursuant to State Law 57-28-1 (Prompt Payment Act)]
- Design or Engineering fees including fees for drawings in electronic (DWG) format
- Requirement to provide additional insured status on the employer's worker's compensation insurance

- (CCIP and OCIPS.)
- Liquidated or consequential damages.
- Abatement and Removal of any hazardous materials or any costs resulting from the discovery of hazardous material.
- Seismic supports or bracing
- Provisions for any unforeseen underground obstacles or hazardous conditions, including rock excavation.
- ANY ITEMS NOT SPECIFICALLY MENTION IN THE SCOPE OF WORK ABOVE

Clarifications:

- In the event of significant delay or price increase of material occurring during the performance of the contract through no fault of the Subcontractor, the contract sum, time of performance, or contract requirements shall be equitably adjusted by change order in accordance with the procedures of the contract documents. A change in price of an item of material shall be considered significant when the price of an item increases 5 percent between the date of the contract and the date the materials are approved for release.
- This proposal is good for 30 days.
- This proposal is presented with the expectation that Yearout Mechanical LLC will have input with any schedules involving this contract.
- Additional work not covered by this scope will be done only by written change order and billed at a time and materials price or a quoted price only.
- Please note we can only warranty the new Parts and Labor on installation. Upon completion of installation there is the possibility of other unknown mechanical failures within the existing components which would NOT be included in this quotation. Lead time (Delivery) on these replacement parts would be approximate and ordered ONLY upon acceptance of contract.
- All Warranties (labor, material, or equipment) will be valid only if; 1- all payments are made in accordance with the terms listed below, unless otherwise stated IN WRITING. 2- All maintenance and repairs are completed in accordance with the manufacture's recommendations. 3-None of the problem are caused by abuse, misuse, or acts of God (such as winds, hails, and flooding). Yearout will assume no responsibility and will be held harmless from any causes resulting from any of the above-mentioned events.
- Our proposal anticipates operating under the guidelines of Yearout's safety program. We reserve the right to review requirements of any other safety program that will be in force on the project to determine if additional costs will apply.
- We assume that the work areas and pathways to work areas will be accessible during the installation phase of this project. We expect to work closely and coordinate with owner and owner's contractors working in or nearby our work areas. Our proposal assumes all work by others will be coordinated and sequenced in a manner to avoid stacking of trades or delays in critical path activities.
- Our proposal assumes site working hours will be in accordance with jurisdictional labor agreements. We include providing one single shift for typical 8-hour work days and 40 hour work weeks.

- Invoicing will be provided monthly based on progress. Our proposal assumes payment within 30 days of invoice. Any delay in payment beyond 50 days will incur a late fee of 2.5% per month on past due balance.

Terms:

- Progress Billing (NET 30)

****Note:** Multiple invoices may be issued for this scope

Please sign and date this letter proposal as acceptance of the project work to be completed. Once endorsed this proposal will become a contract document for the above mentioned scope. (Other attachments may be included as long as they are clearly noted on this page)

Signature

Date

Printed Name: _____

Position: _____ Attachments: _____

Thank you for the opportunity to present this proposal to you and your company. If you have any questions, please feel free to contact me.

Sincerely,

Andy Tortorici

Project Manager

Yearout Mechanical, LLC.

Main: 505-884-0994

Cell: 505-850-9178

atortorici@yearout.com