



## BUILDING ENVIRONMENTS

**to:** Estimator  
**company:** US Engineering  
**from:** LONG Hydronics/Plumbing  
**regarding:** 27J Rocky Vista HS

March 13, 2025

**delivery terms:**

FOB Factory. Freight allowed to first destination.

**payment terms:**

Net 30 days (with credit approval). Otherwise cash.

**order acceptance:**

Conditional on the terms and conditions attached.  
If you do not have them, please request a copy.

We are pleased to quote the following equipment based on the PLANS / SPECIFICATIONS dated 2/19/2025, ADDENDUM #02 dated 3/06/2025 and the following qualification:

**BASIS OF DESIGN SCOPE:**

**HYDRONICS:**

- 1 **Spirotherm Air/Dirt Separator**  
✓ **AS-1: 8"**  
✓ Provided w/ Automatic Air Vent  
✓ Freight to Jobsite  
**NOT INCLUDED: Labor Warranty, Factory Start Up**

**Total Air/Dirt Separator Net Price** **\$8,999.00**

**PLUMBING:**

- 4 **PVI CONQUEST™ Condensing Water Heaters**  
✓ **MODEL: 40 L130A-GCML (WH-K)**  
○ 130 Gallon Capacity  
○ 399 MBH Input  
✓ **MODEL: 70 L130A-GCML (WH-1,2,3)**  
○ 130 Gallon Capacity  
○ 700 MBH Input  
✓ 97% Thermal Efficiency  
✓ **AquaPLEX® Unlined Stainless Steel Alloy Tank w/ 15 Year Tank & Heat Exchanger Warranty**  
✓ **1<sup>st</sup> Year Service Policy (Full Unit Parts & Labor)**  
✓ Condensate Neutralization Kit  
✓ ASME stamped and National Board Registered for 150 psi (section IV, part HLW)  
✓ Fiberglass insulation  
✓ Polyethylene Jacket  
✓ Drain valve  
✓ Programmable electronic operating control with digital temperature readouts  
✓ Manual-reset temperature limiting device (high limit control)  
✓ Modulated proportional gas/air control (On Models 500MBH and Larger)  
✓ Freight to Jobsite  
✓ Factory Authorized Startup  
**Not Included: Piping Specialties; Combustion Air Ductwork; Exhaust Flue**

**Total Water Heater Net Price** **\$148,584.00**

### CONTRACTOR'S ALTERNATE SCOPE HYDRONICS:

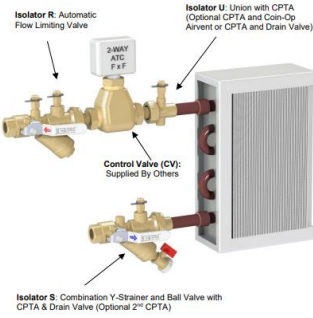
- 4 **Raypak XVers w/KOR Condensing Boilers [B-1,2,3,4]**
- ✓ Size : H7-4007 (4000 MBH Input)
  - ✓ Fuel Type : Natural Gas
  - ✓ Location : Indoor
  - ✓ Pressure Relief Valves : A-14 75 PSIG
  - ✓ Ignition Module : Single-Try Manual Reset Ignition
  - ✓ Outdoor Vent Cap : None
  - ✓ Power Supply (Factory Installed) : 480/600V Transformer-60Hz
  - ✓ Alarms : E-5 Alarm w 4" Bell w Silence & Reset Switches
  - ✓ Codes : CSD-1
  - ✓ High Limit - Manual Reset : Fixed Manual Reset Limit - Standard
  - ✓ High Limit - Auto Reset : I-13 Adjustable Auto Reset Limit – 200 F
  - ✓ Safety Valves (Shipped Loose) : None
  - ✓ Vent Valve (Shipped Loose) : None
  - ✓ Variable Speed Pumps : None
  - ✓ Fixed Speed Pumps : None
  - ✓ Low Gas Pressure Switch : S-1 Low Gas Pressure Safety Switch - Manual Reset
  - ✓ High Gas Pressure Switch : S-2 High Gas Pressure Safety Switch - Manual Reset
  - ✓ Condensate Treatment Kit : Z-12 Condensate Treatment Kit
  - ✓ BAS/BMS Gateway Protocol Converter : B-85 Protocol Converter - BACnet MS/TP, BACnet IP, Metasys N2 or Modbus TCP - Mounted
  - ✓ H02T Track & Trim : None
  - ✓ Elevation : 5001 – 5499 ft - HIGH ELEVATION MODEL
  - ✓ **Motorized Isolation Valve**
  - ✓ Freight to Jobsite
  - ✓ Factory Authorized Startup
- Not Included: Piping Specialties; Combustion Air Ductwork; Exhaust Flue,

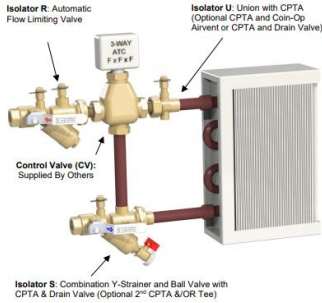





**Total Boiler Net Price**

**\$268,307.00**

### **Balance Valves: Auto Flow Valves**

**Contractor to Verify Flow Rates Sizes and End Connection Type Prior to Ordering**

Detail	Qty	<b><u>Griswold Controls</u></b>
	143	3.00 GPM, CPP-2IRIS, ISOLATOR R: 2-32PSID CARTRIDGE, LINE SIDE: 3/4"FNPT, COIL SIDE: 3/4"FNPT, CONNECTION TO CONTROL VALVE:1/2"MNPT, ISOLATOR S: CPTA, DV, 20 MESH SCREEN, UNION: CPTA & DRAIN VALVE, SHRINK WRAP  Tag Information: (7) CUH, (4) UH, (117) TB, (15) FTR
	2	6.00 GPM, CPP-2IRIS, ISOLATOR R: 2-32PSID CARTRIDGE, LINE SIDE: 1"FNPT, COIL SIDE: 1"FNPT, CONNECTION TO CONTROL VALVE:3/4"MNPT, ISOLATOR S: CPTA, DV, 20 MESH SCREEN, UNION: CPTA & DRAIN VALVE, SHRINK WRAP  Tag Information: (2) TB
	3	18.00 GPM, CPP-2IRIS, ISOLATOR R: 2-32PSID CARTRIDGE, LINE SIDE: 1-1/2"FNPT, COIL SIDE: 1-1/2"FNPT, CONNECTION TO CONTROL VALVE:1"MNPT, ISOLATOR S: CPTA, DV, 20 MESH SCREEN, UNION: CPTA & DRAIN VALVE, SHRINK WRAP  Tag Information: (3) AHU
	1	42.00 GPM, CPP-2IRIS, ISOLATOR R: 2-32PSID CARTRIDGE, LINE SIDE: 2"FNPT, COIL SIDE: 2"FNPT, CONNECTION TO CONTROL VALVE:1-1/2"MNPT, ISOLATOR S: CPTA, DV, 20 MESH SCREEN, UNION: CPTA & DRAIN VALVE, SHRINK WRAP  Tag Information: (1) AHU
	1	45.00 GPM, 2-32PSID, CPP-2IRIS, 3"FNPT, SUPPLY SIDE:ISOLATOR S STRAINER WITH DRAIN & CPTA, RETURN SIDE: ISOLATOR R  Tag Information: (1) AHU

 <p>Isolator R: Automatic Flow Limiting Valve</p> <p>Isolator U: Union with CPTA (Optional CPTA and Coin-Op Airtight or CPTA and Drain Valve)</p> <p>Control Valve (CV): Supplied By Others</p> <p>Isolator S: Combination Y-Strainer and Ball Valve with CPTA &amp; Drain Valve (Optional 2" CPTA &amp; OR Tee)</p>	1	5.00 GPM, CPP-3IRIS, ISOLATOR R: 2-32PSID CARTRIDGE, LINE SIDE: 1"FNPT, COIL SIDE: 1"FNPT, CONNECTION TO CONTROL VALVE:3/4"MNPT, ISOLATOR S: CPTA, DV, 20 MESH SCREEN, UNION: CPTA & DRAIN VALVE, BYPASS: 1/2" BUILT
		Tag Information: (1) AHU
	1	36.00 GPM, CPP-3IRIS, ISOLATOR R: 2-32PSID CARTRIDGE, LINE SIDE: 2"FNPT, COIL SIDE: 2"FNPT, CONNECTION TO CONTROL VALVE:1-1/2"MNPT, ISOLATOR S: CPTA, DV, 20 MESH SCREEN, UNION: CPTA & DRAIN VALVE, BYPASS: LINE SIZE TEE, SHRINK WRAP
		Tag Information: (1) AHU
	2	45.00 GPM, 2-32PSID, CPP-3IRIS, 2-1/2"FNPT, SUPPLY SIDE:ISOLATOR S STRAINER WITH DRAIN & CPTA, RETURN SIDE: ISOLATOR R
		Tag Information: (2) AHU
	1	62.50 GPM, 2-32PSID, CPP-3IRIS, 3"FNPT, SUPPLY SIDE:ISOLATOR S STRAINER WITH DRAIN & CPTA, RETURN SIDE: ISOLATOR R
		Tag Information: (1) AHU
	5	6.00 GPM, ISOLATOR R, 2-32PSID, 1"FNPT, TP 1"FNPT
		Tag Information: (1) AHU Bypass, (4) Balance
	10	17.00 GPM, ISOLATOR R, 2-32PSID, 1-1/2"FNPT, TP 1-1/2"FNPT
		Tag Information: (10) AHU Stack Coils
	1	42.00 GPM, ISOLATOR R, 2-32PSID, 2"FNPT, TP 2"FNPT
		Tag Information: (1) AHU Bypass
	2	45.00 GPM, ISOLATOR R, 2-32PSID, 2-1/2"FNPT
		Tag Information: (2) AHU Bypass
 <p>QuickSet Shown</p>	1	45.00 GPM, ISOLATOR R, 2-32PSID, 3"FNPT
		Tag Information: (1) AHU Bypass
		417CV, 4" FLANGE END, QUICKSET
 <p>QuickSet Shown</p>		Tag Information: (3) Balance
		980CV, 6" FLANGE END, QUICKSET
 <p>QuickSet Shown</p>		Tag Information: (3) HWP

**Balance Valves Total Net Price**

**\$32,803.00**

**Valve Notes:**

- Standard Lead Times (10-15 business days + standard freight time)
- Some coil configurations / details are not shown on plans. Pricing quantities, and unit configurations subject to change based on future plan revisions and clarifications.
- TC Valve Assumed to be one size smaller than line size. Contractor to provide piping adapters wherever discrepancy occurs.

**Not Included: Valve insulation, Temperature Control Valves or Actuators (by others), (triple duty valves by others), Flexible Hose Connections, piping adapters.**

Your building technology partner,

LONG Building Environments

Chris Visconti



## BUILDING ENVIRONMENTS

### TERMS AND CONDITIONS OF SALE - EQUIPMENT & PARTS

1. **OFFER AND ACCEPTANCE:** LONG BUILDING ENVIRONMENTS (LONG) is a manufacturer's agent representing the various suppliers quoted in this proposal. Acceptance of this proposal is deemed to be acceptance of the terms and conditions set forth by the various suppliers represented herein. All orders accepted by LONG and its suppliers are with the express condition that the purchaser agrees with the terms and conditions appearing in this proposal. LONG and its suppliers failure to object to the provisions contained in the Buyer's purchase order or other communications shall not be deemed a waiver of the terms and conditions hereof or acceptance of such provisions. No representations or guarantees other than those contained herein shall be binding upon LONG and its suppliers unless made in writing and signed by an Officer of LONG and its suppliers
2. **PRICE POLICY:** Quotations are subject to acceptance within fifteen (15) days from the date of quotation. Prices on accepted orders are firm for a period of 30 days from date of order acceptance and are subject to future additional, documented, supplier price increases. Any price increases will be negotiated between LONG and customer prior to purchase order release for production.
3. **TAXES:** Taxes are not included in the prices quoted on this proposal. The amount of any present or future taxes applicable to the product shall be added to the price contained herein and paid by the Buyer in the same manner and with the same effect as if originally added thereto.
4. **INSTALLATION:** This proposal does not include installation labor, supplies or rigging unless otherwise noted in the proposal.
5. **PRODUCT CHANGES:** In the interest of continuous product improvement, LONG and its suppliers reserve the right to change specifications and/or design without incurring obligation.
6. **TERMS:** Terms of payment are "Net 30 days" and are subject at all times to the approval of LONG and its suppliers' Credit Departments. LONG reserves the right to charge interest in the amount of one and one-half percent (1 ½%) per month on any outstanding balance.
7. **DELIVERY:** Supplier shipment dates are an approximation and shall not be binding on LONG or its suppliers unless specifically agreed to in writing by an officer of LONG. Shipment shall be F.O.B. Factory with title passing to Buyer upon delivery to the carrier by LONG or its suppliers.
8. **CLAIMS:** The responsibility of LONG and their suppliers ceases upon delivery of goods in good order to the carrier. Claims for factory shortages will not be considered unless made in writing to LONG within ten (10) days after receipt of the goods and accompanied by reference to our bill of lading and factory order numbers. As all goods are shipped at Buyer's risk, damage must be so noted on signed delivery receipt and any claims for damage or shortage in transit must be filed by Buyer against the transportation company.
9. **CANCELLATION:** LONG reserves the right to collect cancellation charges including, but not limited to all costs, expenses and reasonable overhead and profit.
10. **DELAYS:** LONG and its suppliers shall not be liable for any delays caused by riots, strikes, fires, floods, lack of transportation, accidents or due to disapproval of credit by LONG or its suppliers, or any other contingency beyond its control. In the event of disapproval of credit, LONG may, at its sole option, cancel Buyer's Purchase Order without any liability on the part of LONG or its suppliers.
11. **O&M DATA:** LONG shall deliver operation and maintenance data after delivery of product, provided Buyer is current with its financial obligations to LONG.
12. **RETURNED GOODS:** Goods may not be returned except by permission of an authorized Officer of LONG and when so returned will be subject to a handling charge and transportation costs. Authorized return goods should be returned to suppliers as directed by LONG depending on point of origin. Return shipments should not be directed to LONG.
13. **WARRANTY:** LONG and its suppliers warrant to the original purchaser that the products manufactured or supplied by them are free of defects in material and workmanship if properly installed, maintained and used under normal conditions with competent supervision. The obligation of LONG and its suppliers is limited to, at their option, repairing or replacing, F.O.B. point of manufacture or main office of LONG, any part or parts under this warranty which shall thus prove defective within *one year after* shipment to the original purchaser (some suppliers may extend the warranty to one year after startup, or eighteen months after shipment, whichever occurs first). LONG and suppliers' examination shall disclose to their satisfaction the warranty status of parts claimed to be thus defective; warranty shall be valid provided such part or parts are returned to the supplier's manufacturing point or LONG main office with transportation charges prepaid and provided that LONG and its suppliers receive written notice of such defect within 15 days of the failure of the product and provided product has been paid in full. The term "original purchaser", as used in this warranty shall mean that person to whom the product was originally supplied.

This warranty shall not apply to, and neither LONG nor its suppliers shall be liable for, any part which has been damaged by or subjected to misuse, abuse, overload, misapplication neglect, accident, improper installation, modification, adjustment, alteration or repair.

This warranty is expressly in lieu of all other warranties, express or implied, including all warranties of merchantability and fitness for purpose or use and of all other obligations or liabilities of LONG or its suppliers; LONG and its suppliers neither assume nor authorize any other person to give or assume for them any other warranty or liability in connection with these products.
14. **LIMITATION OF LIABILITY:** LONG and its suppliers shall not in any event be liable for loss, damage or expense directly or indirectly arising from the use of said products nor from any other cause, nor for penalties, nor for indirect, special, consequential, incidental or liquidated damages and neither LONG nor its suppliers shall incur any liability whatsoever until full payment for products has been received. In no event shall LONG's liability for direct or compensatory damages exceed the payments received by LONG from Buyer under Purchase Order.