



DANNY CLEMENS, DIRECTOR
TRACY PARSLEY, MAINTENANCE SUPERVISOR
THOMAS STOKES, CUSTODIAL SUPERVISOR
GEORGE BROCK, ENERGY MANAGER

DEPARTMENT OF FACILITIES

MEMO

TO: Dr. Jesse Bacon, Superintendent
FROM: Danny Clemens, Director of Facilities
Date: August 19, 2025
RE: Daikin Agreement- North Bullitt High School RTU Replacement **DC**

Requested is approval from the Board to accept and execute an agreement with Daikin for the purchase and installation of rooftop HVAC units (RTUs) at North Bullitt High School. North Bullitt High School has experienced ongoing issues related to heating and cooling, which have impacted both the learning environment and overall building comfort. In response, we have worked with facilities management and HVAC consultants to identify a reliable and efficient solution. We are recommending the purchase and installation of new rooftop HVAC units (RTUs) from Daikin. These units will address the persistent temperature control issues and improve overall air quality and climate control at the school. The agreement with Daikin has been reviewed and approved by Emily Vessels of Dinsmore.

I recommend approval of this request.

Attachment:

Omnia Agreement (Board Signature needed on p. 10)

OUR MISSION IS TO INSPIRE AND EQUIP OUR STUDENTS TO SUCCEED IN LIFE

BULLITT COUNTY PUBLIC SCHOOLS IS AN EQUAL EDUCATION AND EMPLOYMENT INSTITUTION

PROJECT QUOTE



OMNIA[®]
PARTNERS

TES - North Bullitt High School RTU Replacement - OMNIA

Bullitt County Schools - Shepherdsville ES
527 W Blue Lick Rd
Shepherdsville, KY, US 40165

OMNIA Certified Proposal Number: R240901-KY-3568900

Quote #: Q-86141

OMNIA Membership #: 4042874

Prepared for:

BULLITT COUNTY SCHOOLS
Quote Document Date: 08/05/25

Prepared by:

Gary Hardoerfer
Sr. Account Manager
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Daikin Applied Americas, Inc.

Scope of Services

Daikin Applied Americas, Inc. is pleased to offer the following Quote for your consideration. Thank you for selecting Daikin Applied Service Group to care for your building's system. Our service personnel have the knowledge and experience to deliver the best support available. Daikin is pleased to offer this Quote for your consideration.

We offer to furnish the following equipment in accordance with each manufacturer's standard terms and conditions of sale, if purchased directly. Terms of this Offer of Sale are net 30 days from invoice date, with a 1.5% service charge per month applicable thereafter. Pricing stated does not include any state or federal taxes, incidental fees or permits. Pricing includes freight F.O.B. factory. Guaranteed payment terms may be required based on credit worthiness and past payment history. Retainage of any kind is unacceptable. The purchaser shall reimburse attorney's fees incurred by Thermal Equipment to pursue payment. Purchaser grants to Thermal Equipment a security interest in the goods listed on this offer of sale. Purchaser agrees that any dispute arising from this offer of sale shall be submitted to Fayette Circuit Court in Lexington KY and purchaser agrees that it will be subject to personal jurisdiction in that court. This Offer of Sale and the associated pricing herein are valid for 30 days. Tariff Charges Are Not Included In Proposed Pricing. Thermal Equipment Sales, Inc. Reserves The Right To Pass Along Tariff Costs

Thermal Equipment Sales requires that a written estimate must be obtained for all expenses outside of our scope of work. Any expense must be authorized in writing by Thermal Equipment Sales. No Exceptions. Thermal Equipment will not be responsible for any expense where a written estimate and a written authorization are not obtained.

Equipment Offered:

Existing Tag	Existing Manufacturer	Model Number	Qty	New RTU Tag	New Manufacturer	New RTU Model Number
RTU-1	Trane	WSC048	1	RTU-1- Thybar	Daikin	DPSC04B w/ ERW
RTU-1	Trane	YCD121	1	RTU-1	Daikin	DHG120
RTU-1	York	Y24AS74	1	RTU-1 Freshman	Daikin	DPSC050
RTU-2	York	Y22A544	1	RTU-2 Office	Daikin	DPSC25B
RTU-2	Trane	YCD121	1	RTU-2	Daikin	DHG120
RTU-3	York	DM240	1	RTU-3 Media Ctr	Daikin	DPSC20B
RTU-3	Trane	YCD301	1	RTU-3	Daikin	DSG300
RTU-4	Trane	YCD241	1	RTU-4	Daikin	DSG240
RTU-5	Trane	YCD181	1	RTU-5	Daikin	DSG180
RTU-6	Trane	YCD301	1	RTU-6	Daikin	DSG300
RTU-7	Trane	YCD241	1	RTU-7	Daikin	DSG240
RTU-8	Trane	YCD120	1	RTU-8	Daikin	DHG120
RTU-10	Trane	YCD091	1	RTU-10	Daikin	DHG090
RTU-11	Trane	YCD181	1	RTU-11	Daikin	DSG180
RTU-12	Trane	YCD121	1	RTU-12	Daikin	DHG120
RTU-13	Trane	YCD181	1	RTU-13	Daikin	DSG180

RTU-14	Trane	YCD241	1	RTU-14	Daikin	DSG240
RTU-15	Trane	YCD181	1	RTU-15	Daikin	DSG180
RTU-16	Trane	YCD091	1	RTU-16	Daikin	DHG090
RTU-17	Trane	YCD091	1	RTU-17	Daikin	DHG090
RTU-18	Trane	YCD091	1	RTU-18	Daikin	DHG090
RTU-19	Trane	YCD121	1	RTU-19	Daikin	DHG120
RTU-N1 thru N6	Trane	YHC060	6	RTU-N1 thru N6	Daikin	DPSC05B w/ ERW
RTU-N7	Trane	YHC060	1	RTU-N7	Daikin	DHG060

Current Estimated Lead Times

- Qty (10) Daikin Applied RTUs – 19 to 21 Weeks
- Qty (19) Daikin AC RTUs – 8 to 11 Weeks

HVAC Equipment Provided:

Qty (10) Daikin Applied Packaged Rooftop Units:

Tag: RTU-1-Freshman & Thybar, RTU-N1 Thru N6, RTU-2 Office, & RTU-3 Media Ctr

- Double wall foam injected cabinet construction
- Variable speed compressor
- Variable air volume – single zone control application – **RTU-N1 Thru N6, RTU-1 Thybar, & RTU-3 Media Ctr**
- Variable air volume – duct static pressure control – **RTU-1 Freshman & RTU-2 Office**
- Heat pump operation – **RTU-1-Thybar Only**
- Electrical
 - 460/3/60 voltage
 - Single point electrical connection
 - Non fused disconnect switch
 - Unit powered 115V GFI outlet
- Microtech III DDC controller
 - BACnet MSTP communication card factory installed
- Direct drive ECM supply fan
- Direct drive ECM exhaust fans – **RTU-1-Freshman, RTU-N1 thru N6, & RTU-1 Thybar**
- 0-100% economizer w/ comparative enthalpy control
- Energy recovery wheel – **RTU-N1 thru N6, & RTU-1 Thybar**
 - On/off defrost control
- Combination 2"/4" filter rack with (1) complete sets of 2" MERV 8 filters
- DX Coil
 - Stainless steel drain pan
 - Condensate overflow switch
- Modulating gas heat
- Electric heat – **RTU-1 Thybar Only**
 - 18 kW
 - Modulating SCR control

- Curb adapter – **All except RTU-1-Freshman, RTU-2-Office, & RTU-3 Media Center**
 - Includes site visit for field measurement of existing curbs by curb manufacturer
- 1 year manufacturers parts only warranty for entire unit
- 5 year manufacturers compressor only warranty
- **Check, test, and start-up by Thermal Equipment Sales, Inc.**
- **1st year labor warranty by Thermal Equipment Sales, Inc.**

Exclusions and Clarifications:

- Stamped drawings by professional engineer
- Smoke detectors
- Seismic restraints and vibration isolators
- Overtime labor – labor included only during normal weekday business hours
- Expedited shipping cycles and premiums
- Items and accessories not specifically listed above

Qty (19) Daikin AC Package Rooftop Units:

Tag: RTU-1 Thru 19, & RTU-N7

- Gas electric packaged rooftop units
- Electrical
 - 460/60/3ph voltage
 - Single point power
 - Non-fused disconnect switch
 - Unit powered GFI outlet
- Two stage cooling
- Two stage natural gas heat
- (1) Complete set of 2" MERV 8 filters
- Condenser coil hail guards
- Terminal strip controls
- Economizer w/ comparative enthalpy control
 - Enthalpy sensor factory installed
- Curb adapters – includes site visit for field measurement of existing curbs by curb manufacturer
- 5 year manufacturers parts only warranty
- 20 year manufacturers heat exchanger warranty
- **Check, test, and start-up by Thermal Equipment Sales, Inc.**
- **1st year labor warranty by Thermal Equipment Sales, Inc.**

Exclusions and Clarifications:

- Stamped drawings by professional engineer
- Smoke detectors
- Seismic restraints and vibration isolators
- Overtime labor – labor included only during normal weekday business hours
- Expedited shipping cycles and premiums
- Items and accessories not specifically listed above

RTU – 1 Lower Roof:

- Replace the existing breaker to 3 pole 50-amp breaker.
- Existing conduit and wire are the correct size.
- Demo and reconnect branch circuit to new roof top unit.
- No disconnect is required on the roof for the new rooftop unit.

Unit RTU – 2 Office:

- Replace the existing breaker to 3 pole 90 -amp breaker.
- Existing conduit and wire are the correct size.
- Demo and reconnect branch circuit to new rooftop unit.
- No disconnect is required on the roof for the new rooftop unit.

RTU – 3 Media Center:

- Replace the existing breaker to 3 pole 80-amp breaker.
- Demo the existing #6 branch circuit feeder wire and replace with #4 wire. Existing 1# conduit can be reused.
- Demo and reconnect branch circuit to new rooftop unit.
- No disconnect is required on the roof for the rooftop unit.

RTU – 1 Freshman:

- Existing conduit and wire are the correct size.
- Install new 200-amp/600 volt - 3 phase weatherproof fusible disconnect on roof for new rooftop unit. Fuse new disconnect at 125 amps.
- Demo and reconnect from new disconnect to new rooftop unit.

RTU – N7:

- Reuse existing fusible disconnect on the roof. Install new 30 amp fuses.
- Existing conduit and wire are the correct size.
- Demo and reconnect branch circuit to new rooftop unit.
- No disconnect is required on the roof for the new rooftop unit.

RTU – N1, N2, N3, N4, N5, & N6:

- Reuse existing fusible disconnects on the roof. Install new 25-amp fuses in disconnects.
- Existing conduit and wire are the correct size.
- Demo and reconnect branch circuit to new roof top units.

RTU – 1, 2, 8, 12, & 19:

- Replace existing breakers to 3 pole 35-amp breakers.
- Existing conduit and wire are the correct size.
- Demo and reconnect branch circuits to new rooftop units.
- No disconnect is required on the roof for the new rooftop units.

RTU – 10, 16, 17, & 18:

- Replace existing breakers to 3 pole 25-amp breakers.
- Existing conduit and wire are the correct size.
- Demo and reconnect branch circuits to new rooftop units.
- No disconnect is required on the roof for the new rooftop units.

RTU – 5, 11, 13, & 15:

- Replace existing breakers to 3 pole 50-amp breakers.
- Existing conduit and wire size are the correct size.
- Demo and reconnect branch circuits to new rooftop units.
- No new disconnect is required on the roof for the new rooftop units.

RTU – 4, 7, & 14:

- Existing 3 pole 60-amp breaker for RTU – 4 is correct.
- Replace existing breakers to 3 pole 60-amp breakers.
- Existing conduit and wire size is correct.
- Demo and reconnect branch circuits to new rooftop units.
- No disconnect is required on the roof for new rooftop units.

RTU – 3 & 6:

- Replace existing breakers to 3 pole 90-amp breakers.
- Existing conduit and wire are the correct size.
- Demo and reconnect branch circuits to new rooftop units.
- No disconnects are required on the roof for new rooftop units.

Mechanical:

- Supply a crane, labor and storage to accept the 29 owner furnished RTU's
- Supply labor to disconnect all gas piping from 29 RTU's.
- Disconnect duct from 3 RTU's
- Provide a crane to remove 29 RTU's and set 29 owner furnished RTU's.
- Modify steel for 3 RTU's to accommodate the new RTU's.
- Modify the existing steel for RTU-2 to provide a maintenance access platform.
- Once new units are set in place reconnect gas piping, condensate drains and duct work as needed.
- Insulate the new duct work as required.
- Installation for roof curbs

General notes:

- **Work to be performed in three phases. Christmas break 2025, Spring break 2026, Summer break 2026.**
- Electrical Contractor will install existing control conduit raceway to rooftop units.
- Electrical permits included

Exclusions:

- Fire Alarm Shutdown for Rooftop Units.
- Control wire and connections.
- Engineering, structural or mechanical
- **HVAC permits – not required**
- **Overtime work**

Building Automation System:

- Provide and install Trane Synchrony SC+ BAS to the listed equipment
- Provide and install BACnet communication link to listed equipment
- Provide 30-count device license
- Area control
- Schedules
- 3D Floor plan graphics
- 18-month SC+ Software Maintenance Plan (SMP) included
- Integrate to existing Trane Ensemble
 - Provide additional license (Qty. 1)
- Provide and install facility outdoor air temperature and humidity sensor

Daikin (Qty. 3) (Replacing York RTU's):

- Install factory provided zone sensors

- Install factory provided field-installed controls
- Terminate BACnet comm link
- Integrate into BAS

Daikin (Qty. 19) (Replacing Trane Voyager RTU's):

- Provide and install Trane Symbio-500 controller
 - Configure and program for up to 2H/2C RTU operation
 - Terminate to factory provided low voltage terminal strip
- Provide and install wired zone sensor with setpoint adjustment
- Provide and install discharge air sensor
- Terminate factory provided condensate drain pan switch
- Terminate BACnet comm link
- Integrate into BAS

Daikin (Qty. 7) Replacing Trane Precedent RTU's:

- Install factory provided zone sensors
- Install factory provided field-installed controls
- Terminate BACnet comm link
- Integrate into BAS

Note:

- Above price excludes labor or materials not specified above, overtime labor, concrete work, new electrical work, structural or cosmetic wall, ceiling, floor, or building repair. Unforeseen obstacles concealed by walls, floors, ceilings, or in the ground to include valves not holding(include anything else that applies).
- Wiring in open cable.
- Air balance excluded.
- All equipment to be provided with BACnet MS/TP communication devices.
- Trane Ensemble admin level access required.
- Smoke/fire detectors/shutdown by others.
- Assumes reasonable and safe access to equipment.
- Field controls to include room sensors, duct sensors, outdoor air sensor, and condensate sensors.
- installation of economizers, power ventilators, hail guards, or any other field devices excluded.
- Dampers, valves, and actuators other than listed excluded.

Air Balance for (29) Daikin Packaged Rooftop Units:

- Test & Balance service per AABC Standards for (29) Daikin RTUs
 - For airflow of RTUs only

Exclusions:

- Any sheaves, belts, balancing or control devices or installations thereof
- Any lifts or scaffolding, as-builts, cleaning, lubing or uniform space temperature balancing
- Any return trips for inoperable equipment, deficiencies, troubleshooting, report reviews, or final inspections
- Any subscriptions, memberships or 3rd party requirements
- Hardware and/or software for DDC and/or electronic control systems
- Test & Balance of VAV boxes, grilles, registers, or diffusers

Check, Test and Start-Up: (See Individual Item Description To Determine If Included)

If we have included start-up in this quotation we will; start the equipment, correct any warranty items found at start-up and verify that the equipment is operating as specified. All peripheral equipment effecting our equipment (towers, pumps, boilers, controls etc.) must be installed and functioning before start-up. Additional service calls which are not the result of deficiencies in the equipment or our workmanship will be billed in addition to this quote at our standard labor and mileage rates. Motor sheave change out labor is not included.

Warranty Labor: (See Individual Item Description To Determine If Included)

If warranty labor is included in this quotation we will; provide the labor to replace any parts, which fail during the manufacturer warranty for the period indicated. Service calls on which there are no equipment failures found (i.e. dirty filters, plugged strainers, pump malfunction, control failure, electrical problems, etc.) will be billed in addition to this quotation at our standard labor and mileage rates. Be certain there is actually a specific equipment failure before requesting warranty work. Motor sheave change out labor is not included.

Full Service:

If you would like service beyond that described above, we will be glad to provide you an additional quote.

Each of our sub-contractors will be maintaining a consistent project manager who will be represented when appropriate during our project time frame.

Staff and resource planning will be maintained throughout the project through our project communications efforts.

Quote Clarifications, Exclusions, and Exceptions:

Clarifications:

1. This Quote takes precedence over any other written, verbal, or other statements of scope, schedule, and pricing.
2. Acceptance of a Notice to Proceed is not an acceptance of terms and conditions. Any Notice to Proceed will be based upon the terms and conditions contained in this Quote.
3. All working hours are estimated at regular or straight time rates. Accelerated or expedited project execution schedules and associated costs are subject to additional quotation.
4. Daikin Applied is not responsible for any delays or cost as a result of delays incurred due to limited or no access to roads, buildings or equipment required to complete the scope of work provided for in this Quote.
5. Sales taxes are not included within our pricing.
6. Costs associated with Owner directed programs or software required to fulfill project reporting, execution, safety management, and or Owner or Owner's Representative invoicing are not covered and will be invoiced in addition to the agreed Quote price.
7. Signage will not be provided or installed by Daikin Applied.
8. Staffing of onsite Safety or Security personnel during project execution or after working hours will not be provided and Daikin Applied understands this is the responsibility of the Owner or Owner's Representative.
9. Site drainage, pollution prevention plan and execution, temporary bathrooms, emergency eye-wash stations, barricades, ramps, splash-blocks, fire protection plans and systems required during construction, flagman, access controls features, trash repositories and pick services are not included. Daikin Applied understands the Owner or Owners Representative is responsible for these measures.
10. Daikin Applied understands temporary HVAC, temporary power, work site lighting, and temporary water required to perform the scope of work provided is the Owner or Owner's Representative responsibility.
11. Daikin Applied will only provide supervision for itself and its sub-contractors when we or they are on site.
12. Daikin Applied Material or Labor warranty is excluded on Owner or Owner's Representative provided equipment.

Exclusions:

1. Any labor, materials, or subcontracted service not specifically provided for in the description or scope of work.
2. Identification and remediation of existing code violations.
3. Authority Having Jurisdiction required changes are not included and will be quoted as additional work scope.
4. Painting, repair work to buildings, and/or equipment which is not specifically identified in the description or scope of work.
5. Costs associated with hazardous materials identification, removal, and/or abatement.
6. Temporary or portable HVAC equipment and connections to existing systems.
7. The creation of new Building Automation Systems graphics, monitoring, trending, analysis or any other software or labor required for implementation of these items.
8. Testing and balancing.
9. Commissioning plan development and execution.
10. Sound testing or acoustical treatments for any elements inside or external to the work site or equipment.
11. Seismic analysis and certification for all materials and equipment.
12. Permits, insurance coverages other than indicated in the attached Evidence of Insurance, and performance and payment bonds.
13. Professional services including Architectural, Mechanical, Electrical, Structural and other Engineering Disciplines.
14. Fire, Smoke and/or Security controls, equipment, repair, graphics, programming, replacement or upgrades.

OMNIA Pricing and Payments

Feel free to contact me if you have any questions or concerns regarding the information contained in this Project Quote. If you would like us to proceed with the solution presented above, sign the acceptance line below (including PO# if applicable) and return a copy so that we can begin to mobilize our efforts to complete services as quickly as possible. We appreciate the opportunity to provide you with this solution and look forward to working with you on this and servicing your needs in the future.

Investment Amount and Billing Terms:

Investment required to implement the proposed solution

\$2,273,063.00 (Two Million, Two Hundred Seventy-Three Thousand, Sixty Three dollars and Zero cents) **Price does not include applicable sales tax*

This proposal for the sale of Daikin Applied's services, parts, and/or equipment, including the pricing and scope of work as described herein, is subject to the terms and conditions of and will be governed exclusively by **Region 4 ESC Contract # R240901 (OMNIA)** incorporated herein by reference. Any other terms and conditions, including those that may be contained in customer's Purchase Order or other customer documents, will have no force or effect unless mutually agreed to by the Parties. The OMNIA contract is available through OMNIA Partners at: <https://www.omniapartners.com/suppliers/daikin-applied/public-sector/contract-documents#contract-375>

Billing/Payment Terms*: Billed in full upon completion

*All billings are due immediately upon Receipt

This Quote will be honored by Daikin Applied for 30 days from the date on the front of the Quote. After 30 days, Daikin Applied reserves the right to evaluate cost changes (both increases and decreases) from the Quote.

BULLITT COUNTY SCHOOLS
527 W Blue Lick Rd
Shepherdsville, KY, US 40165

Daikin Applied Americas Inc.
13600 Industrial Park Blvd
Minneapolis, MN 55441

Accepted by:

Approved by:

(Print Full Legal Name of Customer)

(Print Full Legal Name of Daikin Applied Representative)

(Signature)

(Signature)

(Title)

(Title)

Date:

Date:

Note: This Agreement is subject to final credit approval by Daikin Applied.