



Purchasing Department  
4400 University Drive, MS 3C1, Fairfax, VA 22030  
Phone: 703.993.2580; <http://fiscal.gmu.edu/purchasing/>

## CONTRACT MODIFICATION 1

**DATE:** February 7, 2025

**CONTRACT TITLE:** Boilers & HVAC Repairs, Preventive Maintenance, and Services

**CONTRACT NO:** GMU-1823-22

**CONTRACTOR:** American Combustion Industries, Inc.

**SCOPE OF WORK:** Contractor shall provide Boilers & HVAC Repairs, Preventive Maintenance, and Services for the Facilities group in accordance with the terms and conditions of GMU-1823-22.

**PERIOD OF PERFORMANCE:** December 27, 2024 through December 26, 2025 10, 2021 with one (1) optional one-year renewal.

**MODIFICATIONS:** The pricing and scope is hereby amended as of **February 7, 2025** per attached American Combustion Industries: Krasnow- Fulton VMP-40 PM & Annual Combustion Testing) dated January 25, 2025

Total cost for additional PM Services as listed above shall be \$7,499.00.

All other terms and conditions of GMU-1823-22 shall remain unchanged and in full force and effect.


### AGREED BY:

**George Mason University**

DocuSigned by:  
  
2F61E096C77E4DC...  
Signature

James F. Russell  
Name  
Director, Purchasing  
Title 2/7/2025  
Date

**American Combustion Industries, Inc.**

DocuSigned by:  
  
5F63A2A2DBE2543A...  
Signature

David Grimard  
Name Sales Engineer  
Title 2/24/2025  
Date



January 25, 2025

**George Mason University**  
**4400 University Drive, MS 1E4**  
**Fairfax, VA 22030**

**Attn: Mr. Rodemil Billones**

**Re: Krasnow- Fulton VMP-40 PM & Annual Combustion Testing**

Gentlemen:

American Combustion Industries, Inc., (ACI) is pleased to provide for your review and consideration our lump sum proposal for the replacement.

Please reference GMU contract number GMU-1823-22- will be in accordance with the terms and conditions of PO #P004874964.

American Combustion Industries will provide the following supervision, labor, and materials required to perform the following services.

**General Conditions:**

- ACI shall schedule the installation with onsite engineering staff.
- If applicable, ACI will lock out/tag out any major equipment being serviced.
- ACI will follow manufacturer's specifications for service.
- ACI shall clean-up work area and remove all debris related to the service.
- Work shall be completed during normal hours.

**Scope of Work:**

- ACI shall plan to mobilize after scheduling with GMU Personnel.
- ONE FULTON STEAM BOILER ANNUAL PM SCOPE OF WORKS
- Model MP-40 Serial F2012897A Year Built 2022
- PM and prepare boiler one(1) day before DOLI inspection scheduled inspection date
- Cleaning of Flues by removing soot from top and from the clean out plugs at the bottom
- Cleaning of gas burner assemble
- Cleaning of water gauge glass
- Check refractories for soot or breakage and inspect stainless steel ring condition.
- Remove hand holes and inspect/clean the interior of the vessel for scale or sludge deposits.
- Leave handholes until DOLI inspection is done
- Install boiler everything back , replace all old handhole gaskets after completion of inspection
- Fill up the boiler and run the boiler and do the following:
  - Boiler under pressure, test the high pressure limit switch
  - Boiler under pressure , test the operating pressure limit switch
  - Test the low water cut off ( Follow Fulton low water cut off procedures in the manual)
  - Boiler under no more than 15 psi, check the safety valve is operating properly by lifting the lever
- Perform one Annual Combustion Test & Adjustments to optimize combustion process.
- Check and verify all safety controls.
- Provide PM and service Test report to GMU

7100 Holladay Tyler Road. Suite 233 ■ Glenn Dale, MD 20769  
 Washington: (301) 779-3400 ■ Baltimore: (410) 792-0895 ■ Fax: (301)-779-5840  
 aciindustries.com

ACI Confidential

d:\dropbox\0 scope description\00new projects being estimated\00-gmu-krasnow- fulton pm\gmu- fairfax krasnow- fulton pm proposal.docx

**Exclusions:**

- **Additional Service Calls. These are based on service rates.**
- **Overtime**

**The Total Cost for PM Services as listed above shall be:****\$7,499.00**

In reading the proposal if you have any questions please feel free to contact us anytime. The proposal shall remain valid for 30 days from the date of this proposal.

American Combustion Industries, Inc. thanks you for the opportunity to quote this project. We look forward to the opportunity to provide George Mason University our continued services.

Respectfully Submitted,  
American Combustion Industries, Inc.

*David Grimard*

David Grimard  
Senior Sales Engineer, ACI  
[dgrimard@aciindustries.com](mailto:dgrimard@aciindustries.com)

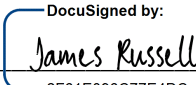
**ACI PROPOSAL ACCEPTANCE SHEET**

American Combustion Industries, Inc.'s ("ACI") proposal and estimate dated **01/25/2025** incorporated by reference herein and is hereby accepted by **George Mason University** ("Owner").

**Acceptance of Proposal:**

The above terms and conditions are satisfactory to Owner and are hereby accepted. ACI is authorized to do the work as specified. Payment will be made as outlined above and the signatory below represents that he or she is authorized to represent and bind Owner to this Agreement.

**The Total Cost for PM Services as listed above shall be:****\$7,499.00**

Signature:  \_\_\_\_\_ Name and Title: James Russell Purchasing Director  
2F61E096C77E4DC... [Please Print]

GMU Estimate Form					
Project Title: Krasnow Fulton PM Contract					
Date:	January 25, 2025				
Company:	American Combustion				
Completed by:	David Grimard				
Material					
Description	Qty	Units	Unit Price	Total	
Gasket kit 4-12-000516	1		\$ 464.00	\$	464.00
4-30-000052 Probes	1		\$ 247.00	\$	247.00
2-20-000033 Burner Ignitor	1		\$ 165.00	\$	165.00
2-40-005026 GasIgnitor	1		\$ 98.00	\$	98.00
2-40-005025 Oil Ignitor	1		\$ 117.00	\$	117.00
2-12-000185 Gauge Glass	1		\$ 96.00	\$	96.00
Misc Materials	1		\$ 100.00	\$	100.00
Material Subtotal:				\$1,287.00	
Equipment					
Description	Qty	Units	Unit Price	Total	
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$0.00	
Labor:					
Labor Category	Description of Task	Qty	Units	Hourly Rate	Total
Burner Service Tech	Annual PM	16	hr	\$ 179.00	\$2,864.00
Apprentice		16	hr	\$ 107.00	\$1,712.00
			hr		\$0.00
					\$0.00
					\$0.00
	Combustion Analysis and Tune up	8		\$ 179.00	\$1,432.00
Admin		2		\$ 102.00	\$204.00
Labor Subtotal:				\$6,212.00	
Subcontractors					
List all sub-tier contractors that you propose to use in this effort	Description of Task	Qty	Units	Rate	Total
		1			\$ -
		1			\$ -
		1			\$ -
		1		\$ -	\$ -
		1		\$ -	\$ -
		1		\$ -	\$ -
Subcontractor Subtotal:				\$ -	
Totals					
Subtotal:				\$7,499.00	
Firm Fixed Price Grand Total				\$7,499.00	