



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

American Combustion Industries, Inc.

DocuSigned by: James Russell
Signature

DocuSigned by: David Grimard
Signature

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

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



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

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: DocuSigned by:
James Russell
2F61E096C77E4DC... _____ Name and Title: James Russell Purchasing Director
[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	
					\$ -	
					\$ -	
					\$ -	
					\$ -	
					\$ -	
Equipment Subtotal:					\$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	