

## TOWN COUNCIL



### STAFF REPORT

#### Public Services Department

<b>MEETING DATE:</b>	June 09, 2026
<b>PROJECT:</b>	Consideration of Emergency Procurement of HVAC System for the Law Enforcement Center
<b>PROJECT MANAGER:</b>	Larry Beckler, Director of Public Resources

#### **RECOMMENDATION:**

Town Council consideration of the Emergency Procurement of a new HVAC System for the Law Enforcement Center.

#### **BACKGROUND/DISCUSSION:**

Town staff requests authorization from Town Council to proceed with the immediate emergency procurement and replacement of the HVAC system at the Town's Law Enforcement Center (LEC). The existing system has experienced critical failures, including a total controls system failure and a failed compressor on one of the primary units. Replacement parts and circuit boards are no longer available, and temporary measures currently in place provide only limited operational control and reliability.

The condition of the system has exceeded in-house maintenance capabilities and has required multiple emergency service calls within the past week. There is little confidence the system can remain operational for an extended period of time, creating a significant risk of total HVAC failure at the LEC facility.

Updated pricing to replace all three HVAC units and install a new building-wide control system is \$374,459.00. Equipment lead times range from approximately three to fifteen weeks, with the controls system and one replacement unit expected to arrive first and be installed immediately upon delivery.

Staff have identified available funds within the current budget to initiate the project, with the remaining balance proposed for inclusion in the upcoming fiscal year budget.

#### **NEXT STEPS:**

Upon approval, Public Services will coordinate with Mock Mechanical for the installation of the new HVAC system.

#### **ATTACHMENTS:**

1. Procurement Memorandum for Emergency HVAC System at the LEC
2. Law Enforcement Center DDC Controls Upgrade Proposal
3. Law Enforcement Center Fitness Room HVAC Replacement Proposal
4. Aaon Make Up Air Unit Replacement Options Proposal
5. Law Enforcement Center RTU-1 Main Unit HVAC Replacement Proposal



## Procurement Memorandum

---

TO: Felicia Roth, Director of Compliance and Contracts  
FROM: Larry Beckler, Director of Public Services  
DATE: 5/20/2026  
SUBJECT: emergency procurement - HVAC at LEC

---

EXCEPTIONS TO STANDARD PROCUREMENT OVER \$15,000 BUT LESS THAN \$100,000

I did not, in good faith, obtain at least three competitive quotes because the following exception applies:

- This is on the following State contract or other Government agency contract.  
*Select an option from below and include the relevant contract number*
- SC State Contract
  - Other Government Agency Contract (name): \_\_\_\_\_  
Contract number: \_\_\_\_\_
- This is on a cooperative purchasing contract.
- Cooperative Purchasing Contract Name: \_\_\_\_\_  
Cooperative Purchasing Contract Number: \_\_\_\_\_  
Link to contract on coop's website: \_\_\_\_\_
- Added value purchase. Another vendor can meet or beat the SC State contract price.  
SC State Contract Number: \_\_\_\_\_  
*Attach a copy of the SC State Contract provision; some require a price discount of a certain percentage below the State Contract pricing if utilizing a different vendor.*

Additional advantages over State contract provisions:

- Standardization. This order is compatible with the following existing equipment or system:

\_\_\_\_\_

- Software Renewal. This renewal is a continuation of existing software already implemented and in place.

Name of Software: \_\_\_\_\_

Purpose of Software: \_\_\_\_\_

How was it originally procured (formal bid, three quotes, etc.)?

\_\_\_\_\_

Is this software available to be purchased/renewed through multiple vendors?

Yes  No

- Emergency purchase. An unforeseen situation or urgency exists, and this purchase is necessary to address a **threat to public health, welfare, safety or property.**

The details below describe the emergency and how the purchase will address it:

The control system of the HVAC at the Law Enforcement Center has been patched repeatedly and can no longer be serviced. There are no longer replacement circuit boards or parts to make repairs and the HVAC contractor has been in to patch work-arounds three times since 5/15. As a result, the entire HVAC system has to be replaced.

The HVAC contractor has provided quotes to replace the control system and the various units. It is important to note that some equipment has a 12-15 week lead time and all actions to preserve the health and safety of the employees at the LEC are being taken.

Not all local HVAC service providers are authorized installers of Carrier systems. To get multiple quotes would require reaching out to certified installers from Savannah or even Charleston. It is most expeditious to use the local installer from Savannah who routinely services our equipment.

Emergency procurement is permitted under Town of Bluffton Ordinance §2-274 and does require a report to Town Council.

- Sole Source. There is only one company/vendor that can provide this good or service and an equal product or service is not available from any other source.

Check all entries below that apply to the proposed Sole Source purchase:

**THE PARTS/EQUIPMENT BEING PURCHASED...**

- are required from this source to permit standardization
- are not interchangeable with similar parts of another manufacturer

Current Town asset for which parts/equipment are being purchased and why this product is needed:

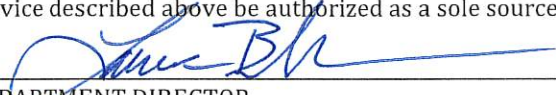
- THIS VENDOR IS THE ORIGINAL MANUFACTURER OR PROVIDER AND THERE ARE NO REGIONAL DISTRIBUTERS** (*attach the manufacturer's written certification that there are no regional distributors or providers for this product*)

- THIS VENDOR IS THE REGIONAL DISTRIBUTER OF THE ORIGINAL MANUFACTURER OR PROVIDER** (*attach the manufacturer's written certification that identifies the vendor as their authorized regional distributors for this product*)

- THIS IS A SINGLE SOURCED SERVICE THAT WILL MEET THE SPECIFIED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION**  
Describe the specialized function or application that justifies the uniqueness of the product separating them from other vendors of similar products:

NONE OF THE ABOVE SHALL APPLY (justify request below)

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the good or service described above be authorized as a sole source for the good or service.

  
DEPARTMENT DIRECTOR

5/20/26  
DATE

  
DIRECTOR OF COMPLIANCE & CONTRACTS

5/20/2026  
DATE

n/a  
SOLE SOURCE VETTED AND VALIDATED

\_\_\_\_\_  
DATE

n/a  
SOLE SOURCE DENIED

\_\_\_\_\_  
DATE

Reason for Denial:

**CHECK ONE:**

- This vendor is new and a W9 is attached.
- This vendor is in MUNIS as Vendor # \_\_\_\_\_.

## PROPOSAL

TO: Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29909

Date: 5/19/2026

Project: **Law Enforcement Center 101 Progressive Street – DDC HVAC Controls Upgrade**

Attention: Larry Beckler

Scope of Work:

SCOPE: This Quotation covers the installation of the System and the specific System items listed in Section 2 and includes the following:

### A. System description:

**(a)** Existing Rooftop Unit (RTU-1) replace the existing antiquated Trane controller with a new BACnet open controller to include:

- Supply, mixed and return air temperature sensor
- Fan status switch
- Reuse existing static pressure sensor for supply fan speed control
- Reuse existing outdoor air damper actuator
- Reuse existing variable frequency drive

**(b)** Existing VAV/PIU Terminals (VAV-1 through 15) replace the existing Trane VAV terminal unit controllers with new BACnet open controllers to include:

- Space temperature sensors with setpoint and display
- Supply air temperature sensors
- Heating control

**(c)** Access and control (i-Vu) provide and install a BACnet open web-based server and router to connect the new system controls for access, monitoring and control of the system

Notes pertaining to above scope of work:

1. ALL VFDs are provided by Others
2. All louvers and louver dampers are provided by others
3. All bipolar ionization devices are provided by others
4. Provide and install a new communication bus for all new controls to sit on the BACnet Open MS/TP communication network
5. At least Two Static IP addresses will be required by the owner for interconnection of the controllers and the server.

# MOCK MECHANICAL SERVICES

A Division of Mock Plumbing & Mechanical, Inc.

2. SYSTEM ITEMS: The items marked "Included" are included in the quoted Fee (see below). The other items are available at an Additional Cost

System Items	Included Items	Additional Cost Items
Controls Installation:	X	
Controls Programming	X	
Control Dampers		X
VRF Equipment, thermostats and controls		X
GPS Devices or installation		X
Pressure gauges or thermostats		X
Web-Browser Interface	X	
Equipment Color Graphics	X	
Floor Plan Graphics:	X	
Owner Training:	X	

## 2. EXCLUSIONS:

Unless specifically stated in the Scope or listed as an included System Item.

Mock Mechanical provides low voltage (30Volts RMS max at 100VA) wiring (Class II) ONLY for the system proposed. All electrical wiring over Class II 24VAC including but not limited to, circuit breakers, High voltage transformers, starters, Panel Boards etc. is excluded. All work will be done during normal business hours on normal business days. All control wiring to be plenum rated and secured to the structure except in mechanical rooms and areas where other conduit and piping are exposed.

**Net Price: \$63,762.00**

Pricing includes Shipping, Tax and all necessary materials and labor to complete the job.

- Includes the truck and tools to perform work.
- Start up and check out.
- Mock provides a one-year warranty for this project.
- All work to be done during normal working hours, lead time on parts is as available from vendor.

# MOCK MECHANICAL SERVICES

---

A Division of Mock Plumbing & Mechanical, Inc.

Thank you for considering Mock Mechanical Services for these services. If you have any questions, or if I can be of further service, please do not hesitate to contact me. This proposal is valid for 45 days and requires a purchase order.

Sincerely,

*Clinton Davis*

Clinton Davis  
Service Operations Manager  
Mock Mechanical Services  
912-667-0217  
clintond@mocksavannah.com

## Proposal Acceptance

Name \_\_\_\_\_

Sign \_\_\_\_\_

Date \_\_\_\_\_

PO \_\_\_\_\_

# MOCK MECHANICAL SERVICES

A Division of Mock Plumbing & Mechanical, Inc.

## TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

1. **SCOPE OF WORK.** All scope of work is based upon the use of straight time labor only unless otherwise noted. Plastering, patching and painting are excluded. Purchaser agrees to provide **Mock Mechanical Services** with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. **Mock Mechanical Services** agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge company for any costs or expenses without company written consent.
2. **INVOICING & PAYMENTS.** **Mock Mechanical Services** may invoice Purchaser monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Fifteen percent (15%) of the contract price is for engineering, drafting and other mobilization costs incurred prior to installation. This 15% shall be included in **Mock Mechanical Services** initial invoice. Purchaser agrees to pay **Mock Mechanical Services** the amount invoiced upon receipt of the invoice. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received.
3. **MATERIALS.** If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of **Mock Mechanical Services** then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, **Mock Mechanical Services** shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor.
4. **WARRANTY.** **Mock Mechanical Services** warrants that the equipment supplied by manufacture shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from startup date of said equipment. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. All labor warranty on service repairs are ninety days (90) unless otherwise stated. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.
5. **LIABILITY.** **Mock Mechanical Services** shall not be liable for any special, indirect or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.
6. **TAXES.** The price of this proposal does not include duties, sales, use, excise, or other similar taxes, unless required by federal, state or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by **Mock Mechanical Services** or, alternatively, shall provide **Mock Mechanical Services** with acceptable tax exemption certificates.
7. **DELAYS.** **Mock Mechanical Services** shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond **Mock Mechanical Services** normal control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner or other Contractors or delays caused by suppliers or subcontractors of **Mock Mechanical Services**, etc.
8. **COMPLIANCE WITH LAWS.** **Mock Mechanical Services** shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.
9. **INSURANCE.** Standard Limits of Insurance coverage shall be furnished when requested and required.
10. **INDEMNITY.** The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the Indemnifying Party.
11. **OCCUPATIONAL SAFETY AND HEALTH.** The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.
12. **ENTIRE AGREEMENT.** This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.

# MOCK MECHANICAL SERVICES

A Division of Mock Plumbing & Mechanical, Inc.

## PROPOSAL

TO: Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29909

Date: 5/19/2026

Project: **Law Enforcement Center 101 Progressive Street – Fitness Room HVAC Replacement**

Existing Trane Model: THC072ERGA06B0C1A2A2000 Serial: 103312298L (6-ton)

We recommend installing a 5-ton unit for replacement since the cooling load has been reduced in this space with the absence of laboratory equipment and the addition of the cooling units in the evidence room.

Attention: Larry Beckler

Scope of Work:

1. Disconnect all electrical and control wiring and use a crane to remove the unit from the rooftop.
2. Supply and install a new 5-ton packaged cooling unit with electric heat Carrier model 50FE-M06A2M5.
3. Supply a curb adapter to sit the new unit on the existing curb and connect to the existing ducts and roof openings.
4. Modify and reconnect to the existing electrical. Reconnect to the existing controls and install a new drain.
5. Start the system to confirm that it's operating correctly.

**Net Price: \$24,230.00**

Pricing includes shipping, tax, Tax and all necessary materials and labor to complete the job.

- Includes the truck and tools to perform work.
- Start up and check out.
- Mock provides a 90-day labor warranty.
- All work to be done during normal working hours, lead time on parts is as available from the vendor.

Thank you for considering Mock Mechanical Services for these services. If you have any questions or if I can be of further service, please do not hesitate to contact me. This proposal is valid for 45 days and requires a purchase order.

Sincerely,

*Clinton Davis*

Clinton Davis  
Service Operations Manager  
Mock Mechanical Services

# MOCK MECHANICAL SERVICES

---

A Division of Mock Plumbing & Mechanical, Inc.

912-667-0217 clintond@mocksavannah.com

## Proposal Acceptance

Name \_\_\_\_\_

Sign \_\_\_\_\_

Date \_\_\_\_\_

PO \_\_\_\_\_

# MOCK MECHANICAL SERVICES

A Division of Mock Plumbing & Mechanical, Inc.

## TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

1. **SCOPE OF WORK.** All scope of work is based upon the use of straight time labor only unless otherwise noted. Plastering, patching and painting are excluded. Purchaser agrees to provide **Mock Mechanical Services** with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. **Mock Mechanical Services** agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge company for any costs or expenses without company written consent.
2. **INVOICING & PAYMENTS.** **Mock Mechanical Services** may invoice Purchaser monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Fifteen percent (15%) of the contract price is for engineering, drafting and other mobilization costs incurred prior to installation. This 15% shall be included in **Mock Mechanical Services** initial invoice. Purchaser agrees to pay **Mock Mechanical Services** the amount invoiced upon receipt of the invoice. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received.
3. **MATERIALS.** If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of **Mock Mechanical Services** then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, **Mock Mechanical Services** shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor.
4. **WARRANTY.** **Mock Mechanical Services** warrants that the equipment supplied by manufacture shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from startup date of said equipment. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. All labor warranty on service repairs are ninety days (90) unless otherwise stated. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.
5. **LIABILITY.** **Mock Mechanical Services** shall not be liable for any special, indirect or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.
6. **TAXES.** The price of this proposal does not include duties, sales, use, excise, or other similar taxes, unless required by federal, state or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by **Mock Mechanical Services** or, alternatively, shall provide **Mock Mechanical Services** with acceptable tax exemption certificates.
7. **DELAYS.** **Mock Mechanical Services** shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond **Mock Mechanical Services** normal control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner or other Contractors or delays caused by suppliers or subcontractors of **Mock Mechanical Services**, etc.
8. **COMPLIANCE WITH LAWS.** **Mock Mechanical Services** shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.
9. **INSURANCE.** Standard Limits of Insurance coverage shall be furnished when requested and required.
10. **INDEMNITY.** The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the Indemnifying Party.
11. **OCCUPATIONAL SAFETY AND HEALTH.** The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.
12. **ENTIRE AGREEMENT.** This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.

# MOCK MECHANICAL SERVICES

A Division of Mock Plumbing & Mechanical, Inc.

## PROPOSAL

Updated: 05/18/2026

TO: Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29910

Project: **Aaon Make Up Air Unit Replacement Options**  
101 Progressive Street

Attention: Brian

We propose to provide the described services below for the net price of: (See Below).

Model #RN-015-8-A-EB19  
Serial #201009-ANEL03790

- Lock Out / Tag Out Unit.
- Supply labor, crane, materials, and tools to remove and dispose of unit as per EPA Regulations.
- Supply labor, tools, crane and materials to install new Optional Brand unit that matches the existing unit specification. (See Below)
- The new unit will come with coated coils.
- Modify and reconnect to existing electrical.
- Install new drain line.
- Modify and reconnect to existing controls.
- 5-Year Compressor Manufacturer warranty, 1-year parts and labor warranty.
- Start up.
- **All work to be done during normal working hours.**
- **We will furnish a set of submittals upon receipt of a purchase order.**

Option #1 New Aaon Brand Unit (Equipment Current Lead Time is 12 weeks)

**Installed Price: \$151,829.00**

---

Option #2 New Greenheck Brand Unit (Equipment Current Lead Time is 12 weeks)

**Installed Price: \$147,912.00**

---

Option #3 New Thermotek Brand Unit (Equipment Current Lead Time is 16 weeks)

**Installed Price: \$149,938.00**

---

# MOCK MECHANICAL SERVICES

---

A Division of Mock Plumbing & Mechanical, Inc.

## Understanding and Clarification.

- All work shall be done during normal working hours.
- There will be a price increase after June 30th, 2026, coming from all vendors.

Thank you for considering Mock Mechanical Services for these services. If you have any questions, or if I can be of further service, please do not hesitate to contact me. This proposal is valid for 30 days and requires a purchase order.

Sincerely,

*Ricky Holland*

Ricky Holland  
Sales, Service Manager  
Mock Mechanical Services  
912-438-2007  
[rickyh@mocksavannah.com](mailto:rickyh@mocksavannah.com)

Sign:.....

Date:.....

# MOCK MECHANICAL SERVICES

A Division of Mock Plumbing & Mechanical, Inc.

## TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

1. **SCOPE OF WORK.** All scope of work are based upon the use of straight time labor only unless otherwise noted. Plastering, patching and painting are excluded. Purchaser agrees to provide **Mock Mechanical Services** with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. **Mock Mechanical Services** agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge company for any costs or expenses without company written consent.
2. **INVOICING & PAYMENTS.** **Mock Mechanical Services** may invoice Purchaser monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Fifteen percent (15%) of the contract price is for engineering, drafting and other mobilization costs incurred prior to installation. This 15% shall be included in **Mock Mechanical Services** initial invoice. Purchaser agrees to pay **Mock Mechanical Services** the amount invoiced upon receipt of the invoice. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received.
3. **MATERIALS.** If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of **Mock Mechanical Services** then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, **Mock Mechanical Services** shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor.
4. **WARRANTY.** **Mock Mechanical Services** warrants that the equipment supplied by manufacture shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from startup date of said equipment. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. All labor warranty on service repairs are ninety days (90) unless otherwise stated. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.
1. **LIABILITY.** **Mock Mechanical Services** shall not be liable for any special, indirect or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.
2. **TAXES.** The price of this proposal does not include duties, sales, use, excise, or other similar taxes, unless required by federal, state or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by **Mock Mechanical Services** or, alternatively, shall provide **Mock Mechanical Services** with acceptable tax exemption certificates.
3. **DELAYS.** **Mock Mechanical Services** shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond **Mock Mechanical Services** normal control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner or other Contractors or delays caused by suppliers or subcontractors of **Mock Mechanical Services**, etc.
4. **COMPLIANCE WITH LAWS.** **Mock Mechanical Services** shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.
5. **INSURANCE.** Standard Limits of Insurance coverage shall be furnished when requested and required.
6. **INDEMNITY.** The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the Indemnifying Party.
7. **OCCUPATIONAL SAFETY AND HEALTH.** The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.
8. **ENTIRE AGREEMENT.** This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.

# MOCK MECHANICAL SERVICES

A Division of Mock Plumbing & Mechanical, Inc.

## PROPOSAL

TO: Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29909

Date: 5/20/2026

Project: **Law Enforcement Center 101 Progressive Street – RTU-1 Main Unit HVAC Replacement**

Existing Trane Model: TED360BEAU0B2DA5ABC00F Serial: C19C01384 (30-ton)

Attention: Larry Beckler

Scope of Work:

1. Disconnect all electrical and control wiring and use a crane to remove the unit from the rooftop.
2. Supply and install a new 30-ton packaged cooling unit with electric heat Carrier model 50V2CQ30A0B5.
3. Supply a curb adapter to sit the new unit on the existing curb and connect to the existing ducts and roof openings.
4. Modify and reconnect to the existing electrical. Reconnect to the existing controls and install a new drain.
5. Start the system to confirm that it's operating correctly.

**Net Price: \$138,555.00**

**Equipment lead time is currently 15 weeks from order date.**

Pricing includes shipping, tax, and all necessary materials and labor to complete the job.

- Includes the truck and tools to perform work.
- Start up and check out.
- Mock provides a 90-day labor warranty.
- All work to be done during normal working hours, lead time on parts is as available from the vendor.

Thank you for considering Mock Mechanical Services for these services. If you have any questions or if I can be of further service, please do not hesitate to contact me. This proposal is valid for 45 days and requires a purchase order.

Sincerely,

*Clinton Davis*

Clinton Davis  
Service Operations Manager  
Mock Mechanical Services  
912-667-0217 clintond@mocksavannah.com

# MOCK MECHANICAL SERVICES

---

A Division of Mock Plumbing & Mechanical, Inc.

## Proposal Acceptance

Name \_\_\_\_\_

Sign \_\_\_\_\_

Date \_\_\_\_\_

PO \_\_\_\_\_

# MOCK MECHANICAL SERVICES

A Division of Mock Plumbing & Mechanical, Inc.

## TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

1. **SCOPE OF WORK.** All scope of work is based upon the use of straight time labor only unless otherwise noted. Plastering, patching and painting are excluded. Purchaser agrees to provide **Mock Mechanical Services** with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. **Mock Mechanical Services** agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge company for any costs or expenses without company written consent.
2. **INVOICING & PAYMENTS.** **Mock Mechanical Services** may invoice Purchaser monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Fifteen percent (15%) of the contract price is for engineering, drafting and other mobilization costs incurred prior to installation. This 15% shall be included in **Mock Mechanical Services** initial invoice. Purchaser agrees to pay **Mock Mechanical Services** the amount invoiced upon receipt of the invoice. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received.
3. **MATERIALS.** If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of **Mock Mechanical Services** then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, **Mock Mechanical Services** shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor.
4. **WARRANTY.** **Mock Mechanical Services** warrants that the equipment supplied by manufacture shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from startup date of said equipment. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. All labor warranty on service repairs are ninety days (90) unless otherwise stated. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.
5. **LIABILITY.** **Mock Mechanical Services** shall not be liable for any special, indirect or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.
6. **TAXES.** The price of this proposal does not include duties, sales, use, excise, or other similar taxes, unless required by federal, state or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by **Mock Mechanical Services** or, alternatively, shall provide **Mock Mechanical Services** with acceptable tax exemption certificates.
7. **DELAYS.** **Mock Mechanical Services** shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond **Mock Mechanical Services** normal control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner or other Contractors or delays caused by suppliers or subcontractors of **Mock Mechanical Services**, etc.
8. **COMPLIANCE WITH LAWS.** **Mock Mechanical Services** shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.
9. **INSURANCE.** Standard Limits of Insurance coverage shall be furnished when requested and required.
10. **INDEMNITY.** The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the Indemnifying Party.
11. **OCCUPATIONAL SAFETY AND HEALTH.** The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.
12. **ENTIRE AGREEMENT.** This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.