Contractor License Numbers:
TxDPS B18692

CLIMATEC®
MERGING BUILDINGS & TECHNOLOGY

PROPOSAL

Procurement Method: ***BuyBoard 733-24***

Date of Proposal: *October 6, 2025*

This proposal is for expanding the existing building automation system at the following facility:

Name: Town of Prosper – Central Fire Station

Address: 911 Safety Way
Prosper, TX

Attention: Robert Cook

BY AND BETWEEN:

CLIMATEC, LLC
1632 West Walnut Hill Lane
Irving, TX 75038

CUSTOMER:

TOWN OF PROSPER
250 W First St
Prosper, TX 75078

CLIMATEC, LLC	**CLIMATEC, LLC**	**TOWN OF PROSPER**
Submitted by:	Approved by:	Approved by:
Tyler Young	Bryan Weidenbach, RVP	
Name	Name	Name
Signature	Signature	Signature
10/6/2025		
Date	Date	Date

Tyler Young – Climatec, LLC
1632 West Walnut Hill Lane • Irving, TX 75038 • Cell: (214) 883-1364

PROPOSAL OVERVIEW AND SCOPE OF WORK

CLIMATEC, LLC IS PLEASED TO PROPOSE THE FOLLOWING SCOPE OF WORK:

Provide and install controls for the existing BAS systems located at Town of Prosper – Central Fire Station for the amount of:

$65,732.00

1. OVERVIEW

Provide and install BACnet devices for seven (7) Rooftop Units (RTUs), six (6) DX Split Systems, and two (2) Exhaust Fans (EFs). System utilizes BACnet MS/TP field controllers integrated via one (1) new IP-based Global Controller that will integrate into existing Town of Prosper BAS.

2. SCOPE OF WORK

2.1. Controllers & Integration

Global Controller: Provide & install one (1) new IP-based Global Controller (ACM) with licensing. Requires Prosper-provided power & network port/IP info.

Field Controllers: Provide & install BACnet MS/TP controllers for all specified RTUs (7), DX Splits (6), and EFs (2).

Network: Install BACnet MS/TP network wiring connecting field controllers to the Global Controller.

2.2. Equipment Control Installation

Field Devices: Provide & install necessary sensors (space/duct temp, filter status, current sensors), and relays per points list for control and monitoring. Space sensors to match Town of Prosper standards. ***Existing dampers and actuators to be used.***

Wiring: Install new low-voltage control wiring between controllers, devices, and HVAC equipment terminals.

Programming: Implement standard sequences (scheduling, temp control, status, alarms) for all equipment. Develop graphics, trends, and alarms on Global Controller.

2.3. Commissioning & Handover

Perform point-to-point checkout and functional testing of all controls.
Tune control loops.
Provide electronic As-Builts, O&Ms, Sequences, Points Lists.

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3. POINTS LISTS (TYPICAL PER UNIT)

RTU (7 Units):

Inputs: Space Temp, Supply Air Temp, Return Air Temp, Filter Status, Fan Status, Cooling Status, Heating Status, Unit Alarm, Econ Status (if appl.).

Outputs: Fan Command, Cool Command, Heat Command, Econ Command (if appl.).

DX Split (6 Units):

Inputs: Space Temp, Fan Status, Cool Status, Unit Alarm .

Outputs: Fan Command, Cool Command.

Exhaust Fan (2 Units):

Inputs: Fan Status.

Outputs: Fan Command.

4. MATERIALS PROVIDED

Global Controller (Qty 1)
BAS Router (Qty 1)
BACnet MS/TP Controllers (Qty 15)
Sensors, Actuators, Relays (per points list)
Control Transformers & Enclosures (as needed)
Low-Voltage Control & Network Wiring

5. EXCLUSIONS

HVAC Equipment; High Voltage Power; Network Infrastructure (switches, cabling, IPs for Global Controller); Fire Alarm System; Other Systems Integration; Mechanical/Plumbing; General Construction; Permits/Fees; Hazmat; Off-Hours Labor; Pre-Existing Deficiencies; TAB Services.

6. ADD OPTION

With the approval of the Town of Prosper, Climatec proposes the following additional scope of work:

6.1. ATS Monitoring *($4,000.00 adder)*

Field Devices: Provide & install necessary sensors for monitoring and/or interface to ASCO ATS control panel.

Wiring: Install new low-voltage control wiring between controller and ATS status sensor. Installation will require coordination with the Town of Prosper and a professional electrician that can safely de-energize and open the ATS enclosure for maintenance.

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