

## SOLE SOURCE JUSTIFICATION

A waiver from the competitive solicitation process may be granted when based upon operational compatibility with existing equipment, strong technological grounds, a unique and cost-effective feature requirement, or when it is clearly in the State's best interest.

1.) Contract Amount: \$ 14,867.00

2.) Requested Supplier: C&C Boiler Sales & Service inc.

### 3.) Description of Item/Service:

Scope of work: To install Citadel supplied Cleaver Brooks CBT-700-25-150 Boiler into the Dunneman apartment boiler room. contractor shall install all valves, pipes, steam supply, condensate return, gas line, blow down lines, and all loose shipped trim components, which will be mounted and wired up per boiler manufactures specification. C&C will interconnect the new boiler fire controls system with the other operable boiler in the boiler room. All new piping will be pressure tested and verified by the Citadel, before boiler is placed into operation. Natural gas regulator will be set up for the operation.

Installation will be in accordance to all ASME & NFPA Codes. C&C Boiler sales and service will obtain installation permit from the Charleston County Office.

### 4.) Establish the reasons The Citadel absolutely requires this specific Item/Service and the unique benefits that will be realized:

C&C Boiler sales and service is the Cleaver Brooks authorized service provider in this area, they are licensed in South Carolina for work on Cleaver Brooks Boilers, they also hold an LLR license for working on boilers. This boiler installation is complex and requires the integration of the boiler fire controls to properly and efficiently operate.

### 5.) Explanation as to why no other supplier can offer a comparable Item/Service:

This boiler has a Falcon Fire control work which is proprietary Cleaver Brooks Boiler fire controls, C&C boiler Sales and Service Cleaver Brooks boilers only certified/authorized local and regional service representative in SC, NC, WV and VA.

See attached letter service area letter.

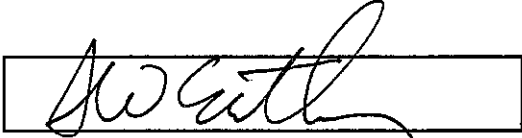
Right to Protest: If you are aggrieved in connection with the intended award of this project you may be entitled to protest, but only as provided in Section 11-35-420 (1) South Carolina Code of Laws. Any intent to protest or actual protest must be submitted in writing to the Chief Procurement Officer, Materials Management Office

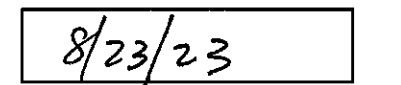
(a) via email to protest-mmo@mmo.sc.gov or

(b) vis USPS or any other carrier to 1201 Main St., Suite 600, Columbia, SC 29201

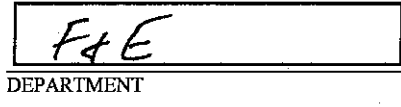
I hereby certify that the above information is accurate and request that a waiver from the State mandated bidding process be approved for the procurement of the above stated equipment, commodity, or service.

Based on the determination above, the proposed procurement action described is being procured pursuant to the authority of Section 11-35-1560 of the South Carolina Procurement Code and 19-445.2105 of the Rules and Regulations, 1976 South Carolina Code of Laws.

  
SIGNATURE

  
DATE

  
PRINT NAME OF DEPARTMENT HEAD

  
DEPARTMENT

**FOR PROCUREMENT SERVICES USE ONLY**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Director of Procurement Services

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
VP Finance & Business

\*VPFB signature only required for requests over \$100,000

**GUIDANCE:**

**Section 3;** Provide a description of the item or service being requested with sufficient detail so that it is clear to the reviewer of this form what is being sought and the purpose it serves.

**Section 4;** Detail the specifics about the item or service and explain how it is uniquely positioned to meet the need at The Citadel. This section should address the role that will be played by the item/service and how it is positioned to be the only option that will work in this scenario. Factual evidence must be presented to substantiate why this is the sole item/service that will work.

**Section 5;** Cite the reasons why alternatives would not be acceptable and how comparable products or services from other suppliers could not meet the need. Also, include details about the market research that was performed to substantiate the sole source request. Detail the specific, quantifiable facts as to why this type of item/service cannot be purchased from any other supplier.

The Drug-free Work Place certification must be obtained for sole source procurements greater than \$50,000.



- OEM Field Services
- Inspections and Annual Services
- Pressure Vessel & Refractory Services
- Equipment & OEM Replacement Parts
- Rental Boilers & Auxiliaries
- Burner / Controls Upgrades

August 22, 2023

Proposal No. 23CSC.8609R1  
SC License # G10244

Trevis Richardson  
**THE CITADEL- DUNNEMAN APARTMENTS**  
501 WILSON AVENUE  
CHARLESTON, SC 29409



Re: Install 25 HP CBT Boiler

### **Proposal**

Thank you for allowing C&C Boiler Sales & Service, Inc. the opportunity to provide the following proposal for your review and consideration. We propose to furnish all the necessary labor, tools, equipment, materials and insurance to perform the following scope of service:

#### **Equipment Covered:**

CLEAVER BROOKS CBT-700-25-150ST

#### **Scope of Service: Installation**

##### **General Installation Notes:**

- Installation will be in accordance with all applicable codes (ASME, NFPA, etc.), recognized and generally accepted engineering practices, and C&C Boiler's internal piping and installation standards.
- The required state mechanical installation permit will be obtained from the county office. Please note P.E. Stamped Drawings, if required, are the responsibility of the customer.
- All valves, trim, and components provided will be mounted, piped, and wired per the manufacturer's recommendations and good engineering practice.
- All new steam and feedwater piping will receive an operational hydrostatic test.
- Natural gas supply to the new boiler will include a dirt-leg, gas filter, and gas rated manual isolation valves.
- All new natural gas lines will receive operational pressure test and pass local inspection.
- Installation service will be supported by South Carolina Mechanical License and Electrical License.
- Punch list items, training and review of the system will be completed and finalized to Owner's expectations and related facilities team.

##### **Exclusions: The Citadel is responsible for:**

- Providing clear access to workspace with adequate power requirements.
- Providing proper clearances around boiler and ancillary equipment to meet building codes.
- Providing an adequate concrete foundation and housekeeping pad for new boiler and feedwater tank.
- Obtaining DHEC air and operating permits and Asbestos Free Certificate (where applicable).
- Roof penetrations, wall penetrations, curbs, and required engineering to the building for the stack penetration, stack guying, and vent piping penetrations.

North Carolina – South Carolina – Virginia – West Virginia  
www.ccboiler.com

**BUILDING RELATIONSHIPS SINCE 1977**

Corporate Headquarters  
C&C Boiler Sales & Service, Inc.  
3401 Rotary Drive  
Charlotte, NC 28269  
P: 800.333.1631

- Performing roof and or wall penetrations for stack and vent lines in location indicated.
- Providing electrical power connections to new boiler.
- Providing boil-out chemical and scheduling water-treatment representative for "boil out" procedure.
- Installing necessary piping insulation / labeling.
- **Providing an adequate floor drain system and ensuring all material utilized in the floor drain system is capable of withstanding high temperature hot water from boiler, feedwater tank, and blowdown separator drains.**

**(1) Cleaver Brooks CBT 700-25-150 Boilers - Installation and Commissioning Services:**

- Assemble and secure the boiler "ship loose" components provided with the boiler.
- The new boiler will be inner connected to facility utility piping within 20 ft of boiler to include:
  - Main steam piping from the boiler steam outlet to header isolation valves including drip leg with steam trap station as required.
  - Natural Gas piping from existing header Isolation valve to burner gas train.
  - Feedwater piping from header isolation valve to boiler feedwater inlet.
  - Bottom blowdown piping from factory installed blowdown piping to existing boiler blowdown separator.
  - Surface blowdown piping from factory installed isolation valve to existing blowdown separator.
  - Bottom and Column drain piping from each boiler to blowdown separator.
  - Gas / Safety relief valve vents from each boiler to a safe point of discharge.
  - Connect flue gas outlet from boiler outlet to a safe point of discharge including up to 15 Ft of double walled stainless-steel stack with 1" air gap.
  - Provide panel mounted emergency stop on the boiler. Connect new emergency stop into existing E-stop circuit.
  - Provide and install a Carbon Monoxide Detector located at the boiler and interlock the boiler to shut down on alarm. Please note that the carbon monoxide detector is a code requirement.
- Mount and wire remaining miscellaneous boiler/burner instrumentation.
- Perform loop checks and calibrate new instrumentation.
- The boiler will be prepared for the start-up/boil out process and boiled out per the manufacturer's recommendations.
  - The cleansing agent will be provided by the owner's water treatment representative.
  - Once boil out service is complete, the "dumped" solution will be to drain. Proper authorization by County Utilities will be required.
- Start-up and commission new boiler following manufacturer recommendations. Verify proper function of boiler safety interlocks. Adjust fuel-air settings for optimum combustion efficiency.
  - Start-Up services included under boiler equipment sale C&C Boiler Job #SC-3013.
- Once the unit is properly installed and prepared for service, the unit will be turned over to the facility for use.
- Provide start-up report with transmitter, switch, and relief valve setpoints.
- Provide turnover package to include manuals, data forms, dimensional diagrams, and wiring diagrams in electronic format.

**We offer the installation scope as described above for the price of \$14,867.00**

**Notes / Clarifications / Terms:**

- Terms: Net 30 days on approved accounts, 1.5% interest charged on all past due accounts.
- No taxes, permits for use or fees are included – please provide tax status.
- All work will be performed during normal working hours (8-hour days), from 7:30am through 4:30pm, Monday through Friday. If work is required outside of these hours or on the weekend, overtime charges will be added.
- This proposal does not include maintenance on equipment other than specified herein.
- Any deviation from these specifications, involving additional material or labor, will require authorization by Owner and could constitute additional charges.
- Any debris, soot, or boiler scale will be placed in and removed by customer supplied refuse container.
- Should any asbestos be present in the area of our employees, work will stop until C&C Boiler is provided with written proof of proper abatement.
- Pricing is firm for 7 days from the date of this proposal.
- IN NO EVENT WILL C&C BOILER BE LIABLE FOR ANY DAMAGES, LOST SAVINGS, OR OTHER ACTUAL, DIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, DAMAGES ARISING FROM THE USE, LOSS OF USE, OR PERFORMANCE OF EQUIPMENT SERVICED OR REPAIRED BY THE C&C BOILER, EVEN IF THE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, OR FOR ANY CLAIM AGAINST CUSTOMER OR COMPANY BY ANY OTHER PARTY ARISING HEREUNDER. CUSTOMER HEREBY AGREES TO INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ANY AND ALL SUCH ACTIONS OR CLAIMS.
- COMPANY'S LIABILITY HEREUNDER FOR DAMAGES FROM ANY CAUSE WHATSOEVER, AND REGARDLESS OF THE FORM OF ACTION, INCLUDING NEGLIGENCE, SHALL BE LIMITED TO MONIES ACTUALLY PAID BY CUSTOMER TO COMPANY FOR SERVICES PROVIDED BY COMPANY HEREUNDER.

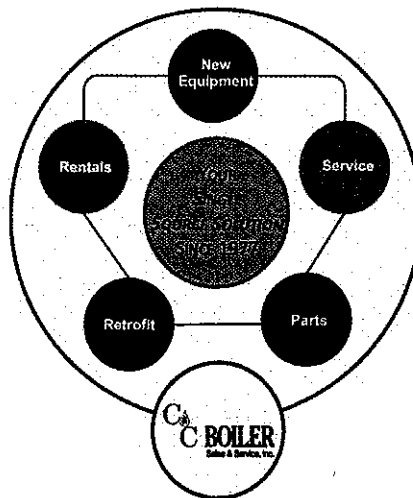
Thank you again for allowing C&C Boiler Sales & Service, Inc. the opportunity to provide this proposal. If you have any questions or require additional information, please do not hesitate to contact us anytime.

Sincerely,  
*Josh Collins*

Josh Collins  
C&C Boiler Sales & Service, Inc.  
Columbia, SC  
josh.collins@ccboiler.com

PO# \_\_\_\_\_

Date \_\_\_\_\_





11950 West Lake Park Drive  
Milwaukee, WI 53224  
414.359.0600  
cleaverbrooks.com

December 1, 2021

Subject: Authorized Cleaver-Brooks Representation NC / SC / VA / WV  
C&C Boiler Sales & Service, Inc.

To Whom It May Concern:

This letter is being sent to confirm and substantiate that **C&C Boiler Sales & Service, Inc.** is the sole authorized Cleaver-Brooks Representative for the entire states of North Carolina and South Carolina as well as various counties within the southern 2/3rds of both Virginia and West Virginia. They cover all products supplied by our company as well as being the sole factory trained and authorized service location.

**Headquarters:**

3401 Rotary Drive, Charlotte, North Carolina 28269

**Stocking Service Centers:**

4214 Beechwood Dr. Suite 104, Greensboro, NC 27410

1145 Tri-County Drive, Oilville, Virginia 23129

1220 Atlas Rd., Columbia, South Carolina 29209

230 Morley Court, Duncan, South Carolina 29334

If you have any questions, you may contact me at telephone (414) 577-2761 or [drolkosky@cleaverbrooks.com](mailto:drolkosky@cleaverbrooks.com) for further clarification.

Sincerely,

*Duane J. Rolkosky*

Duane Rolkosky

Corporate Regional Manager – Eastern Region

414.577.2761

[drolkosky@cleaverbrooks.com](mailto:drolkosky@cleaverbrooks.com)