



**COUNTY OF ERIE  
DIVISION OF PURCHASE  
MEMORANDUM**

To: DPW – Buildings & Grounds

From: Jamie Kucewicz, Buyer

Date: June 4, 2026

Subject: MAINTENANCE OF CONDENSING BOILERS – RATH BLDG/FAMILY COURT

Bid No.: 240186-002

Effective Dates: Extended through June 30, 2028

Vendor: B.J. MUIRHEAD COMPANY, INC.  
115 Mid County Drive  
Orchard Park, NY 14127

Telephone: 716-667-7100

Contact: Melissa Rauen

Pricing: per attached documents



COUNTY OF ERIE

DIVISION OF PURCHASE

May 27, 2026

B.J. Muirhead Co., Inc.  
115 Mid County Dr.  
Orchard Park, NY 14127  
Attn: Melissa V. Rauen

Re: Bid 240186-002 "Maintenance of Condensing Boilers - Rath Bldg/Family Court"

Dear Ms. Rauen,

The County of Erie wishes to extend this agreement for an additional 2 years through June 30, 2028, under the same price structure as the last extension, with all other terms and conditions as the original agreement.

Extension is provided for per paragraph 26, Page 5 of 6 of the "Instructions to Bidders". This offer is for your immediate consideration and acceptance. Please indicate below whether you agree to extend or do not wish to extend. Please respond within seven days upon receipt of this request.

After approval and execution by the County, a fully signed copy will be returned to you for your files.

Yes, I agree to extend  No, I do not wish to extend

Please complete and submit the following if indicated by an (X) for any bid extension agreed upon:

Insurance Form  Workers Compensation Form

Company Name: Bd Muirhead

Representative (Please print): Melissa Rauen Title: Sales

Signature: [Handwritten Signature] Date: 6/2/26

Sincerely,

James Kucewicz  
Buyer

6-2-2026  
Date

[Handwritten Signature]  
Valie M. Ferraraccio  
Director of Purchase



**COUNTY OF ERIE**

**DIVISION OF PURCHASE  
INVITATION TO BID**

Bids, as stated below, will be received and publicly opened by the Division of Purchase in accordance with the attached specifications. FAX bids are unacceptable. Bids must be submitted in a sealed envelope to:

County of Erie  
Division of Purchase  
Attention: JAMES KUCEWICZ, BUYER (716) 858-6336  
95 Franklin Street, Room 1254  
Buffalo, New York 14202-3967

**NOTE: Lower left-hand corner of envelope MUST indicate the following:**

BID NUMBER: 240186-002

OPENING DATE: JULY 1, 2024 TIME: 11:00 AM

FOR: MAINTENANCE OF CONDENSING BOILERS – RATH BLDG/FAMILY COURT

NAME OF BIDDER: B. J. MUIRHEAD CO., INC.

If you are submitting other Invitations to Bid, each bid must be enclosed in a separate envelope.

Following EXHIBITS are attached to and made a part of the bid specifications, and part of any agreement entered into pursuant to this Invitation to Bid:

- EXHIBIT "A" - Assignment of Public Contracts
- EXHIBIT "B" - Purchases by Other Local Governments or Special Districts
- EXHIBIT "C" - Construction/Reconstruction Contracts
- EXHIBIT "D" - Bid Bond (Formal Bid)
- EXHIBIT "E" - Bid Bond (Informal Bid)
- EXHIBIT "EP" - Equal Pay Certification
- EXHIBIT "F" - Standard Agreement
- EXHIBIT "G" - Non-Collusive Bidding Certification
- EXHIBIT "H" - MBE/ WBE Commitment
- EXHIBIT "IC" - Insurance CLASSIFICATION "A"
- EXHIBIT "P" & EXHIBIT "PBI" - Performance Bond
- EXHIBIT "PW" - NYS Prevailing Wage
- EXHIBIT "Q" - Confined Space Program Certification
- EXHIBIT "V" - Vendor Federal Compliance Certification

**County of Erie**  
DIVISION OF PURCHASE  
NON-COLLUSIVE BIDDING CERTIFICATION

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his knowledge and belief:

- (1) the prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or any competitor;
- (2) unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
- (3) no attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

**NOTICE**

(Penal Law, Section 210.45)

IT IS A CRIME, PUNISHABLE AS A CLASS A MISDEMEANOR UNDER THE LAWS OF THE STATE OF NEW YORK, FOR A PERSON, IN AND BY A WRITTEN INSTRUMENT, TO KNOWINGLY MAKE A FALSE STATEMENT, OR TO MAKE A FALSE STATEMENT, OR TO MAKE A STATEMENT WHICH SUCH PERSON DOES NOT BELIEVE TO BE TRUE.

**BID NOT ACCEPTABLE WITHOUT FOLLOWING CERTIFICATION:**

Affirmed under penalty of perjury this 27 day of JUNE, 2024

TERMS NET 30 DELIVERY DATE AT DESTINATION 3 WEEKS

FIRM NAME B.J. MUIRHEAD CO., INC.

ADDRESS 115 MID COUNTY DR

ORCHARD PARK, NY ZIP 14127

AUTHORIZED SIGNATURE 

TYPED NAME OF AUTHORIZED SIGNATURE MELISSA V. RAUEN

TITLE AFTERMARKET SALES TELEPHONE NO. 716-667-7100

(Rev. 1/2000)  
ERIE COUNTY OFFICE BUILDING, 95 FRANKLIN STREET, BUFFALO, NEW YORK 14202 (716) 858-6395

**County of Erie**  
**DIVISION OF PURCHASE**  
**BID SPECIFICATIONS**

BID NO. 240186-002

Ship to: County of Erie  
 Attention:  
 Address:

Ship Via: Most Economical  
 Date Required at Destination: As Required

ITEM NO.	QUANTITY	U/M	CATALOG NO./DESCRIPTION	TOTAL PRICE
			Vendor to furnish all labor, material and equipment to provide	
			comprehensive, all-inclusive maintenance for six Condensing	
			Boilers: four at 95 Franklin Street, Buffalo, NY 14202 and two at	
			1 Niagara Square, Buffalo, NY 14202, per the attached specifications.	
			Term of the contract will be July 1, 2024 – June 30, 2026.	
			Please provide pricing in "Article VI – Payment Schedule".	
			For questions in regard to the specifications of this bid,	
			please contact Mike Campanella at (716) 858-7972.	

**NOTE:** Bid results cannot be given over the phone. All requests for bid results should be submitted in writing or faxed to:

**ERIE COUNTY DIVISION OF PURCHASE**  
 Freedom of Information Officer  
 95 Franklin Street, Rm. 1254  
 Buffalo, NY 14202  
 FAX #: 716/858-6465

NAME OF BIDDER BJ Murthead Co Inc

**Comprehensive Maintenance Contract Specification  
Condensing Boilers 95 Franklin and 1 Niagara Plaza  
Buffalo N.Y. 14202**

**Article I – General Information**

**1001** - 95 Franklin (Rath Building) and One Niagara Plaza (Family Court) Require a **Comprehensive all inclusive Parts and Labor** preventative maintenance contract for Harsco Patterson Kelly Sonic Condensing Boilers. Four boilers located at 95 Franklin and Two boilers located at 1 Niagara Square.

**1002** – The services shall be performed under Harsco Patterson Kelly service bulletin section 6.1.4 thru 6.3 (See Attached) equipment manufacture’s specifications. Contract to include all parts and labor for preventative maintenance, repair and replacement for worn, failed components and related parts. This is also to include all labor on manufacturer’s parts and components. All labor is to include travel and any related expenses to perform work required.

**1003 - Pre - bid walk through will be scheduled on Tuesday, June 18, 2024 at 8:00 AM**

**Site contact: Mike Campanella (716) 858-7972**

**1004** – The County reserves the right to terminate (60 day written notice ) at any time, for any reason, or suspend any part of the services described herein when conditions change, operation of a county facility is reduced or discontinued or other similar circumstances take place. In the event of such termination or suspension, payments for services shall suspend without penalty.

**Article II – Qualification of Bidders**

**2001** – The contractor shall have been a qualified service organization for a minimum of 10 years.

The contractor shall provide certified service specialists to perform work on equipment listed in Article IV. The contractor shall provide current documentation of certified factory trained Harsco service specialists at time of bid.

**2002** – The contractor shall have a flawless record with the Department of Labor any infractions within the past 10 years, specifically regarding prevailing rate, will disqualify the bidder.

### **Article III – Scope of Services**

**3001** – The service specialists shall perform detailed reporting and documentation functions that will allow the contractor to provide a report detailing the work performed as well as a listing of time, date and result of each time the equipment was serviced. All service shall be signed off by a representative Erie County Department of Public Works

Contractor to provide 24/7 on call service with 2 Hour response time from time on initial call.  
On call service to be charged at the rates listed in article V.

**3002** – Test and Inspection of all components listed in Article IV to ensure that the equipment is operating to manufactures specifications.

**3003** - Quality Assurance service to communicate with building manager to ensure that the services provided comply with the level of service outlined in the specification.

**3004** – Preventive maintenance to include two visits per year for equipment listed in Article IV with administration of a maintenance program with all required labor, parts and maintenance supplies to effectively perform required maintenance per equipment manufactures service bulletin .See attachment A

**3005** – Additional work

Any work not covered under this contract must be quoted and approval required prior to start of any work and follow the rate schedule in article V.

### **Article IV - Equipment Listing**

Rath Building: Three (3) Patterson Kelly Sonic Condensing Boilers SC-4000  
One (1) Patterson Kelly Sonic Condensing Boiler SC-2000

Family Court: One (1) Patterson Kelly Sonic Condensing Boiler SC-4000  
One (1) Patterson Kelly Sonic Condensing Boiler SC-2000

**Article V On Call Service/ Parts beyond scope of contract to be charged at the following Rates.**

5001 Labor Rates

Regular Hourly Rate Monday – Friday	<u>\$130.00</u>
Weekend Rate	<u>\$195.00</u>
Holiday Rate	<u>\$260.00</u>

5002 Parts Cost plus 20 %  
(material invoices must be provided)

**Article VI – Payment Schedule**

**Payments to be made (2) two times / yr. in arrears upon signed work orders and invoices and sent to:  
Erie County Department of Public Works  
95 Franklin St.  
Buffalo N.Y. 14202**

**The Yearly Cost for Services**

July 1, 2024 - June 30, 2025 \$5,600.00

July 1, 2025 – June 30, 2026 \$5,700.00

**Attachment**

**A - Patterson Kelly Harsco Service Bulletin 6.1.4 – 6.3**

**6.1.3 Monthly Preventative Maintenance**

1. Press the "Info" button on the NURO<sup>®</sup> touchscreen to load the Information Screen and scroll down to view the flame signal measured in Volts. Typical flame signals should read between 20-50V. If the flame signal is below 10V, the UV scanner may need to be replaced.
2. Test the low water level cut-off. Refer to 3.10.2 (if applicable).
3. Test the manual reset high-temp limit. Refer to 3.10.3.
4. Test the low gas pressure switch. Refer to 3.10.4.
5. Test operating temperature controls by reducing or increasing temperature settings as necessary to check burner operation.
6. Check the combustion chamber drain piping for leaks or obstructions.

**NOTICE!** Installation and service must be performed by a qualified installer or service agency that has been trained on the appliance.

**6.1.4 Semi-Annually**

In addition to the recommended monthly service:

1. Clean burner of any accumulated dust or lint. Refer to 6.3.
2. Inspect burner for any signs of deterioration or corrosion. Replace immediately if deterioration or corrosion is evident.
3. Check the pH level of the system fluid. Verify the pH is in accordance with Appendix C – Water Quality Standards Quality Standards for Hydronic Boilers in Multi-Metal Systems
4. Inspect and clean the condensate system and check for leaks. If a condensate neutralization kit is present, open the lid and inspect the limestone rocks. If they are absent or have been significantly worn away, replace them with new limestone rocks. Use high-calcium (or pure) limestone.

**6.1.5 Annually**

In addition to the recommended monthly and semi-annual service:

1. Inspect and clean the inlet screen of any accumulated dust or lint.
2. Check burner and clean off any soot or foreign material that may have accumulated. Refer to 6.3. Check for corrosion of the burner and its parts. If there is evidence of deterioration or corrosion, replace immediately. Inspect combustion chamber when the burner is removed for inspection. Note any signs of deterioration. Clean as necessary.
3. Inspect and clean heat exchanger. Remove the various covers to inspect the flue gas passageways. Clean the combustion side casing pins by flushing with clean water and blowing dry with compressed air. Do not use any cleaning agents or solvents. Do not use soap. A soft nylon brush may be used in accessible areas. Be sure to inspect condensate collection pan that is the lowest part of the heat exchanger.
4. Replace the ignition electrode and gasket.
5. Drain and flush the water side of the heat exchanger as required (separate from system flush) using clean water only.
6. Take a sample of the system fluid and verify the water quality is in compliance as defined in Appendix C – Water Quality Standards Quality Standards for Hydronic Boilers In Multi-Metal Systems.

7. Inspect and clean the condensate system and check for leaks. If a condensate neutralization kit is present, open the lid and inspect the limestone rocks. If they are absent or have been significantly worn away, replace them with new limestone rocks. Use high-calcium (or pure) limestone.
8. Examine the venting system. Refer to the vent manufacturer's instructions for requirements in addition to those listed below.
  - a. Check all joints and pipe connections for tightness.
  - b. Check pipe for corrosion or deterioration. If any piping needs replacing, do so immediately.
  - c. Inspect and clean any screens in the vent terminal.
9. Qualified service personnel should thoroughly inspect the heating system and correct any problems prior to re-starting the boiler.
10. Qualified service personnel should thoroughly inspect the heating system and correct any problems prior to re-starting the boiler.
11. Perform combustion analysis and readjust as necessary according to the Combustion Setup and Adjustment combustion settings table. Refer to 3.11.2.  
It is recommended that a copy of this report is filed for future reference.
12. Perform a leak test of the gas valves in accordance with the manufacturer's instructions.

## 6.2 Maintenance and Inspection Schedule

This schedule applies when the boiler is in constant use. The section is divided into critical Semi-Annual and Annual Maintenance followed by scheduled routine maintenance.

## 6.3 Cleaning the Burner & Combustion Chamber

Harsco Industrial, Patterson-Kelley recommends cleaning the burner and combustion chamber once annually.

### Required Replacement Parts

#### NOTE

Spare parts and replacement parts can be ordered from Harsco Industrial, Patterson-Kelley by calling toll free (877) 728-5351. Reach us by fax at (570) 476-7247.

Boiler	Part	Part Number
SONIC SC1500 & SC2000	Burner Gasket	26-6000-0315
SONIC SC3000 & SC4000	Burner Gasket	26-6000-0041

1. Lockout/Tagout gas supply to the boiler.
2. Lockout/Tagout electrical power to the boiler.
3. Disconnect the condensate neutralization tank piping in order to install a temporary drain hose into the condensate trap/drain. Run the open end of this hose to a nearby floor drain.
4. Open the front and side doors of the boiler.
5. Protect the electrical and control components from exposure to water with towels, a nylon tarp, or plastic wrap.
6. Locate the blower and burner assembly bolted to the stainless steel heat engine. Refer to 7.4.1 and 7.4.4 for an illustration of these components.

7. Remove the nuts and bolts connecting the blower transition piece to the burner transition piece. The blower transition piece will remain supported in place.
8. Remove the nuts holding the burner transition piece to the studs on the front of the boiler.
9. Pull out the burner transition piece with the two gaskets and set aside. Discard gaskets.
10. Carefully remove the triangular burner from the boiler and clean with pressurized water (approximately 40 psig).

**NOTE**

Do not attempt to wash the burner while installed in the boiler. When cleaning the burner, use a mild detergent such as Simple Green to help loosen built-up debris trapped in the burner mesh.

11. Now that the burner is removed, the burner hole is open which provides access to the combustion chamber.
12. Use a pressurized water hose with control nozzle. Begin by spraying just a few seconds of water into the combustion chamber and then close off the nozzle.
13. Walk around to the rear of the boiler and ensure the wash water is draining into the temporary drain hose off the condensate drain. Adjust the temporary drain hose if needed to help drain the wash water from the boiler.
14. After inspecting the temporary drain hose, continue washing the internal combustion chamber with pressurized water for several minutes. Spray as much of the internal surface area as possible.

**CAUTION**

Be very careful when cleaning to avoid spraying any of the electrical or control components. Water may cause a short circuit and damage circuitry.

15. Some SONIC boiler models feature two small washout ports between the upper combustion chamber and lower economizer. The plugs in these ports can be removed for additional access to the fireside surfaces. If necessary, continue washing the fireside surfaces through these two washout ports.
16. After several minutes of washing, turn off the hose and allow all the wash water to drain from the boiler.
17. Reinstall the plugs into the two washout ports (if applicable).
18. Reconnect the condensate tubing to the condensate neutralization tank.
19. Reinstall a new gasket over the boiler's threaded studs, and **CAREFULLY** insert the burner into the burner hole. Support the burner so it remains horizontal while inserting.
20. Once the burner is installed, reinstall a new gasket over the burner's flange.
21. Reinstall the burner transition piece (and lower gasket) and bolt to the burner flange.
22. Once secured to the burner flange, bolt the burner transition piece to the blower transition piece. Ensure the gasket between the burner transition piece and blower transition piece is in place.
23. Reinstall the ignition electrode assembly (if previously removed).
24. Reinstall the flame/ionization rod assembly (if previously removed).

25. Reinstall the wires/cables to the ignition electrode and flame/ionization rod.
26. Double check the tightness of all bolted joints.

#### 6.4 After Repairs or Maintenance

Following any major repairs or preventative maintenance, follow the steps below before returning the boiler to service.

1. Follow 3.9 and all safety checks in 3.10.
2. Check the gas pressure, refer to 3.11.1 to ensure proper operation of the boiler.
3. Perform combustion check (Refer to 3.11.2 through 3.11.4) and adjust air/gas mixture at high fire & low fire if the O<sub>2</sub>% or CO<sub>2</sub>% are out of range.

**NOTE**

Installation and service must be performed by a qualified installer or service agency that has been trained on the Harsco Industrial, Patterson-Kelley boiler.