

BOCC APPROVAL NOVEMBER 8, 2023
BOARD OF BIDS AND CONTRACTS NOVEMBER 2, 2023

2. MAIN COURTHOUSE CHILLER #1 REBUILD -- FACILITIES MAINTENANCE
FUNDING -- FACILITIES MAINTENANCE

(Request sent to 87 vendors)

RFP #23-0069 Contract

	Johnson Controls, Inc.	U.S. Engineering Services, LLC dba U.S. Engineering
Main Courthouse Chiller #1 Rebuild	\$89,672.08	\$99,889.00
No Submission	Basis Consulting Engineers	Marick Mechanical
	Reddi HVAC	Select Mechanical, LLC
	WSM Industries	

On the recommendation of Lee Barrier, on behalf of Facilities Maintenance, Tim Myers moved to **accept the low proposal from Johnson Controls, Inc. in the amount of \$89,672.08.** Anna Myerhoff-Cole seconded the motion. The motion passed unanimously.

A committee comprised of Kendal Ewing - Facilities Maintenance, Paul Cavanaugh - Project Services, Carli Sanchez - Budget, and Lee Barrier - Purchasing reviewed and scored the proposal responses based on the criteria set forth in the RFP. The committee unanimously agreed to accept the proposal from Johnson Controls, Inc.

Facilities Maintenance is seeking a contractor to perform the rebuild of Chiller #1 located at the Main Courthouse using the factory suggested rebuild guidelines. The need for the rebuild is based on two (2) oil analysis samples that came back with abnormal results on the chiller.

The original oil analysis performed during routine maintenance in March 2023 showed excessive levels of aluminum, copper, and silicon, all contributing to corrosion and/or wear of system components. The oil and oil filters were changed in this unit and a second analysis was scheduled to verify accuracy.

The second oil analysis was performed in June 2023 after significant run time and came back abnormal as well, showing high levels of copper. These elevated levels draw concern for wear on internal system components and it is recommended to perform the factory rebuild to deter from having catastrophic failures of the chiller impacting the air conditioning at the Main Courthouse.

Notes:

I would like to start with saying this is a proposal not a bid. Proposals are scored based on criteria set forth in the RFP. There are four (4) components to this RFP:

Component	Points
a. Ability to meet scope of work.	30
b. Experience with similar equipment	30
c. References	30
d.*Cost	10
Total Points	100

Questions and Answers

Brandi Baily: How old is this system?

Kendal Ewing: The chillers were installed in 2003.

Brandi Baily: If we were to completely replace it, what would that price comparison look like potentially?

Kendal Ewing: It would be extraordinary. The chillers are meant to be able to be rebuilt to keep from having to replace the whole chiller.

Brandi Baily: Is this the first time we've had to do a rebuild on it?

Kendal Ewing: We have two (2) chillers in place. We did a rebuild on chiller #2, I believe it was last year or the year before that, it was the same rebuild.

Tim Myers: So does that average to be about 20 years before we have to rebuild?

Kendal Ewing: There are different factors that figure in. We also did a vibration analysis to try and get an idea if there were any internal issues that we could discover through that vibration analysis. It used to be, the old standard was, just based on hours of run time. Once the chiller got so many, I think 50,000 hours of run time, they would just break them down and rebuild them. Now they recommend to go ahead and do the vibration analysis and the oil samples and seeing what those results come back at before just tearing into it.

Brandi Baily: After being rebuilt, are they expected to last similarly to what they've lasted now?

Kendal Ewing: Yes. It should be another 20 years or so.

Russell Leeds: It will depend somewhat on the run time, temperatures, and weather conditions. All of that stuff plays into it?

Kendal Ewing: Correct.

Brandi Baily: So it should last for a significant amount of time?

Kendal Ewing: It should, yes.