

CONSTRUCTION CONTRACTS

33. Award CC-1422-06/BLH – HVAC Equipment Replacement at the County Services Building to Shaw Mechanical Services, LLC of Orlando (\$263,172.00).

CC-1422-06/BLH will provide for all labor, materials, equipment, transportation, coordination and incidentals necessary for the replacement of HVAC equipment at the County Services Building (CSB) located at 1101 East 1st St., Sanford, Florida 32771.

The project was publicly advertised and the County received four (4) responses. The Review Committee consisting of Rafael Fernandez, Project Manager II, Greg Wheatley, Certified Tradesworker, and Scott Werley, Construction Manager, reviewed the responses. Consideration was given to the bid price, qualifications, and experience.

General Physics Corporation of Titusville submitted the lowest priced bid; however, their bid was conditioned on a schedule that would require shutting down the AC in the CSB for extended periods during normal working hours while making the replacements. This was not in compliance with the Scope of Work and made them non-responsive. In clarifying the schedule requirement with General Physics Corporation, it became apparent that they misunderstood the schedule's importance and could not hold their price if required to meet the County's required schedule. General Physics Corporation subsequently claimed a mistake in price and was allowed to withdraw their bid for this project.

The Review Committee recommends award of the contract to the lowest priced, responsive, responsible bidder, Shaw Mechanical Services, LLC, in the amount of \$263,172.00. The substantial completion for this project is 168 days plus 21 days for final completion, for a total contract time of 189 calendar days from the issuance of the Notice to Proceed by the County. The AC will be operational in all parts of the CSB during normal working hours for the entire time. Most of the work will be accomplished nights, weekends and holidays in order to meet this requirement.

This is a budgeted project, and funds will be available in account number 010560.560620, CIP#00240801. Administrative Services/Facilities Division and Fiscal Services Department / Purchasing and Contracts Division recommend that the Board approve the project and authorize the Chairman to execute the agreement as prepared by the County Attorney's Office.

B.C.C. - SEMINOLE COUNTY, FL BID TABULATION SHEET

BID NUMBER: CC-1422-06/BLH
BID TITLE: HVAC Equipment Replacement at the
 County Services Building

ALL BIDS ACCEPTED BY SEMINOLE COUNTY ARE SUBJECT TO THE COUNTY'S TERMS AND CONDITIONS AND ANY AND ALL ADDITIONAL TERMS AND CONDITIONS SUBMITTED BY THE BIDDERS ARE REJECTED AND SHALL HAVE NO FORCE AND EFFECT. BID DOCUMENTS FROM THE VENDORS LISTED HEREIN ARE THE ONLY BIDS RECEIVED TIMELY AS OF THE ABOVE OPENING DATE AND TIME. ALL OTHER BID DOCUMENTS SUBMITTED IN RESPONSE TO THIS SOLICITATION, IF ANY, ARE HEREBY REJECTED AS LATE.

OPENING DATE: October 18, 2006 at 2:00 P.M.

PAGE: 1 of 1

ITEM DESCRIPTION	Response 1	Response 2	Response 3	Response 4
	General Physics Corporation 1300 Armstrong Dr., Suite 102 Titusville, FL 32780 Zachary P. Quandt, P.E. Director & Principal (321) 267-5253 PH (321) 267-5213 FAX (WITHDRAWN)	Shaw Mechanical Services, LLC 4506 Parkbreeze Ct. Orlando, FL 32808 Mark Woehrle Manager (407) 835-7880 PH (407) 835-3399 FAX	Air Ideal, Inc. 324 Grey Owl Run Chuluota, FL 32766 Mitch Amkraut President (407) 761-0400 PH (407) 366-7560 FAX	W.W. Gay Mechanical Contractor of Orlando, Inc. 3220 West 39 th Street Orlando, FL 32839 Audie W. Bailey Vice President (407) 841-4670 PH (407) 648-5439 FAX
Base Bid	\$146,570.00	\$263,172.00	\$371,250.00	\$439,267.00
Alternate 1 Bid	\$25,436.00	\$46,000.00	\$77,000.00	\$19,628.00
Alternate 2 Bid	\$38,811.00	\$44,000.00	\$82,000.00	\$69,300.00
Acknowledge Addenda (2)	Yes	Yes	Yes	Yes
Copies of Certification (Mechanical)	Yes	Yes	Yes	Yes
Bid Bond	Yes	Yes	Yes	Yes
Bid Form (Section 00100)	Yes	Yes	Yes	Yes
Public Entity Crimes (Section 00100)	Yes	Yes	Yes	Yes
Drug Free Workplace (Section 00100)	Yes	Yes	Yes	Yes
W-9 Taxpayer Form (Section 00100)	Yes	Yes	Yes	Yes
Bidder Information (Section 00160)	Yes	Yes	Yes	Yes
Experience of Bidder (Section 00160)	Yes	Yes	Yes	Yes
Non-Collusion Affidavit (Section 00300)	Yes	Yes	Yes	Yes
Nonsegregated Facility (Section 00310)	Yes	Yes	Yes	Yes
American w/Disabilities (Section 00630)	Yes	Yes	Yes	Yes
Tabulated and Posted by B. Hunter				

October 20, 2006 at 4:25 PM Eastern

Recommendation of Award of Base Bid:
(October 26, 2006 at 12:06 PM Eastern)

Shaw Mechanical Services, LLC

Date of Award:

December 12, 2006

**CONSTRUCTION SERVICES AGREEMENT (CC-1422-06/BLH)
HVAC EQUIPMENT REPLACEMENT AT THE COUNTY SERVICES BUILDING**

THIS AGREEMENT is dated as of the ____ day of _____ 20____, by and between **SHAW MECHANICAL SERVICES, LLC**, duly authorized to conduct business in the State of Florida, whose address is 4506 Parkbreeze Court, Orlando, Florida 32808, hereinafter called the "CONTRACTOR", and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter called the "COUNTY". COUNTY and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

W I T N E S S E T H:

Section 1. Work. The CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as CC-1422-06/BLH - HVAC Equipment Replacement at the County Services Building.

The Project for which the Work under the Contract Documents is a part is generally described as CC-1422-06/BLH - HVAC Equipment Replacement at the County Services Building.

Section 2. Contract Time.

(a) All provisions regarding Contract Time are essential to the performance of this Agreement.

(b) The Work shall be substantially completed as described in subsection 14.13 of the General Conditions, within twenty-four (24) weeks after the date when the Contract Time begins to run as provided in subsection 2.2 of the General Conditions. The Work shall be finally completed, ready for Final Payment in accordance with

subsection 14.9 of the General Conditions, within three (3) weeks after the actual date of Substantial Completion.

(c) The parties acknowledge that the Contract Time provided in this Section includes consideration of adverse weather conditions common to Central Florida including the possibility of hurricanes and tropical storms.

(d) The Contract Time provided in this Section includes thirty (30) days allocated specifically to CONTRACTOR's responsibility for utility coordination or relocation of utilities at or adjacent to the Project site. The thirty (30) days shall be depicted by CONTRACTOR as float time not impacting Controlling Work Items on the CONTRACTOR's critical path scheduling. No Contract Time extensions shall be considered related to utility coordination matters including, but not limited to, utility relocations and conflicts unless the utility related time impacts exceed thirty (30) Days impact on Controlling Items of Work in accordance with the Project Schedule.

(e) In the event that the Work requires phased construction, then multiple points of Substantial Completion may be established in the Supplementary Conditions.

Section 3. Contract Price.

(a) COUNTY shall pay CONTRACTOR for performance of the Work in accordance with the Contract Documents on the basis of the Total Bid (original Contract Price.) The CONTRACTOR's total compensation is TWO HUNDRED SIXTY-THREE THOUSAND ONE HUNDRED SEVENTY-TWO AND NO/100 DOLLARS (\$263,172.00) subject only to increases or decreases made in strict conformance with the Contract Documents.

(b) CONTRACTOR agrees to accept the Contract Price as full compensation for doing all Work, furnishing all Materials, and performing all Work embraced in the Contract Documents; for all loss or damage arising out of performance of the Work and from the action of the elements or from any unforeseen or unknown difficulties or obstructions which may arise or be encountered in the prosecution of the Work until the Final Acceptance; and for all risks of every description connected with the Work.

(c) The CONTRACTOR acknowledges that CONTRACTOR studied, considered and included in CONTRACTOR's Total Bid (original Contract Price) all costs of any nature relating to: 1) performance of the Work under Central Florida weather conditions; 2) applicable law, licensing, and permitting requirements; 3) the Project site conditions, including but not limited to, subsurface site conditions; 4) the terms and conditions of the Contract Documents, including, but not limited to, the indemnification and no damage for delay provisions of the Contract Documents.

(d) The CONTRACTOR acknowledges that performance of the Work will involve significant Work adjacent to, above and in close proximity to Underground Facilities including utilities which will require the support of active utilities, as well as, the scheduling and sequencing of utility installations and relocations (temporary and permanent) by CONTRACTOR.

(1) In addition to the acknowledgments previously made, the CONTRACTOR acknowledges that the CONTRACTOR's Total Bid (original Contract Price) specifically considered and relied upon CONTRACTOR's

own study of Underground Facilities, utilities in their present, relocated (temporary and permanent) and proposed locations, and conflicts relating to utilities and Underground Facilities.

(2) The CONTRACTOR acknowledges that CONTRACTOR's Total Bid (original Contract Price) considered and included all of CONTRACTOR's costs relating to CONTRACTOR's responsibilities to coordinate and sequence the Work of the CONTRACTOR with the work of the COUNTY with its own forces, the work of other utility contractors and the work of others at the Project site.

Section 4. Payment Procedures.

(a) CONTRACTOR shall submit Applications for Payment in accordance with Section 14 of the General Conditions. Applications for Payment will be processed by COUNTY as provided in the General Conditions.

(b) Progress Payments. COUNTY shall make progress payments on the basis of CONTRACTOR's Applications for Payment in accordance with Section 14 of the General Conditions.

(c) Final Payment. Upon Final Completion and acceptance of the Work in accordance with subsection 14.9.1 of the General Conditions, COUNTY shall pay the remainder of the Contract Price as provided in subsection 14.9.1.

Section 5. Additional Retainage For Failure to Maintain Progress on the Work.

(a) Retainage under the Contract Documents is held as collateral security to secure completion of the Work.

(b) In the event that CONTRACTOR fails to physically mobilize to the Work site as required by Section 6.19 of the General Conditions, then the COUNTY may withhold additional retainage to secure completion of the Work in an amount equal to the product of the number of days after the 31st day following the Date of Commencement of Contract Time and the liquidated damage amount for Substantial Completion set forth in Section 9 of this Agreement. The additional retainage shall be withheld from the initial and each subsequent Progress Payment. The additional retainage held under this subsection shall be released to CONTRACTOR in the next Progress Payment following the COUNTY'S approval of a supplementary Progress Schedule demonstrating that the requisite progress will be regained and maintained as required by Section 6.19.2 of the General Conditions.

(c) COUNTY may withhold additional retainage in anticipation of liquidated damages equal to the product of the number of days after the scheduled Contract Time (Substantial Completion or Final Completion) and the amount of liquidated damages set forth in Section 9 of this Agreement if CONTRACTOR is behind schedule and it is anticipated by COUNTY that the Work will not be completed within the Contract Time. The additional retainage, under this subsection, may at the COUNTY'S discretion be withheld from subsequent Progress Payments. Any additional retainage held under this subsection shall be released to CONTRACTOR in the next Progress Payment following the COUNTY'S approval of a supplemental Progress Schedule demonstrating that the requisite progress will be regained and maintained as required by Section 6.19.2 of the General Conditions.

Section 6. Contractor's Representations. In order to induce COUNTY to enter into this Agreement, CONTRACTOR makes the following representations:

(a) CONTRACTOR has familiarized himself with the nature and extent of the Contract Documents, Work, locality, weather, Chapter 220, Part 1, "Purchasing Code," Seminole County Code, and with all local conditions and federal, state and local laws, utility locations, ordinances, rules, policies and regulations that in any manner may affect cost, progress or performance of the Work.

(b) CONTRACTOR has studied carefully and considered in its Bid all reports of investigations and tests of subsurface and physical conditions of the site affecting cost, progress, scheduling, or performance of the Work.

(c) CONTRACTOR has studied carefully and considered in its Bid the Plans and Specifications, performed necessary observations, examinations and studied the physical conditions at the site related to Underground Facilities, utility installations, conflicts, relocations (temporary and permanent) and all other Underground Facilities and utility related conditions of the Work and site that may affect cost, progress, scheduling or any aspect of performance of the Work and that its Bid reflects all such conditions. CONTRACTOR, by submitting its Bid and executing this Agreement acknowledges the constructability of the Work under the Plans and Specifications. CONTRACTOR by its study, excludes and releases the COUNTY from any implied warranties, including but not limited to, the "Spearin

Doctrine," that the Plans and Specifications are adequate to perform the Work.

(d) CONTRACTOR has made or caused to be made examinations, investigations and tests and studies as he deems necessary for the performance of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required by CONTRACTOR for such purposes.

(e) CONTRACTOR has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

(f) CONTRACTOR has given COUNTY written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by COUNTY is acceptable to CONTRACTOR.

(g) The CONTRACTOR declares and agrees that the approval or acceptance of any part of the Work or Material by the COUNTY relating to compliance with the Contract Documents shall not operate as a waiver by the COUNTY of strict compliance with the terms and conditions of the Contract Documents.

(h) The CONTRACTOR declares and agrees that the COUNTY may require him to repair, replace, restore or make all things comply with the Contract Documents including all Work or Materials which within a period of two (2) years from Acceptance by COUNTY are found to be Defective or fail in any way to comply with the Contract Documents.

The CONTRACTOR acknowledges that the above two (2) years repair, replace and restoration period is separate from and additional to CONTRACTOR's warranty that the Work has been completed in compliance with the Contract Documents. The two (2) years repair, replace and restoration period is not a limitation upon CONTRACTOR's other warranties or Material and Workmanship Bond.

(i) The CONTRACTOR's resident Superintendent at the Work site shall be Ted West and this Superintendent only shall be utilized by the CONTRACTOR unless otherwise approved by the COUNTY Project Manager and following the procedure indicated in the General Conditions.

(j) CONTRACTOR has studied carefully and considered all permit requirements related to performance of the Work. CONTRACTOR declares and agrees that all costs related to performing the Work in compliance with the requirements of all permits at the Contract Price are included in the Contract Price. CONTRACTOR agrees that CONTRACTOR shall be solely responsible for payment of all fines and penalties of any nature assessed to the CONTRACTOR or COUNTY or both by any governmental entity, district, authority or other jurisdictional entity relating to all permits required for performance of the Work.

(k) CONTRACTOR acknowledges that the performance of the Work under the Contract Documents fulfills a COUNTY, CONTRACTOR and public purpose. To that end, CONTRACTOR agrees to respond to citizen complaints related to alleged damage caused by CONTRACTOR'S performance of the Work within ten (10) days of receipt of the complaint from citizens or the COUNTY. The CONTRACTOR shall utilized the attached "Report of Unsatisfactory Materials and/or Service" form

to respond separately to each complaint. When a complaint is brought to the CONTRACTOR by a citizen, the CONTRACTOR shall identify the citizen and street address in the "Statement of Problem." Responses and action taken by the CONTRACTOR shall specifically identify the problem and specific actions taken. Generic statements such as "addressed the problem" are unacceptable. If the CONTRACTOR fails to respond within ten (10) days, then the COUNTY may take corrective action and deduct the actual costs of corrective action from subsequent Progress Payments or the retainage.

(1) CONTRACTOR acknowledges that the COUNTY owned property obtained for performance of the Work within the project limits includes temporary construction easements. In the event that the CONTRACTOR fails to perform the Work within the Contract Time, then CONTRACTOR shall be solely responsible for payment of all costs for additional or extended temporary construction easements. The CONTRACTOR authorizes the COUNTY to deduct the actual costs of additional or extended temporary construction easements from subsequent Progress Payments or the retainage.

Section 7. Contract Documents. The Contract Documents which comprise the entire agreement between COUNTY and CONTRACTOR are made a part hereof and consist of the following:

- (a) This Agreement.
- (b) Addenda.
- (c) Bid.
- (d) American With Disabilities Act Affidavit.
- (e) Performance Bond.

- (f) Payment Bond.
- (g) Material and Workmanship Bond.
- (h) Specifications.
- (i) Technical Specifications Provided in these Contract Documents.
- (j) General Conditions.
- (k) Supplementary Conditions including any utility specific forms provided by the COUNTY's Utility Division.
- (l) Notice To Proceed.
- (m) Change Orders.
- (n) Certificate of Substantial Completion.
- (o) Certificate of Final Inspection.
- (p) Certificate of Final Completion.
- (q) CONTRACTOR's Release.
- (r) Drawings and Plans.
- (s) Supplemental Agreements.
- (t) CONTRACTOR's Waiver of Lien (Partial).
- (u) CONTRACTOR's Waiver of Lien (Final and Complete).
- (v) Subcontractor/Vendor's Waiver of Lien (Final and Complete).
- (w) Consent of Surety to Final Payment.
- (x) Instructions to Bidders.
- (y) CONTRACTOR's Insurance Requirements, Certificate and Insurance Policies.

There are no Contract Documents other than those listed above in this Section. The Contract Documents may only be altered, amended or repealed by a modification as provided in the General Conditions.

Section 8. Liquidated Damages.

(a) The COUNTY and CONTRACTOR recognize that time is essential to the performance of this Agreement and CONTRACTOR recognizes that the COUNTY and its traveling public will suffer financial loss if the Work is not substantially completed as described in subsection 14.13 of the General Conditions within the time specified below, plus any extensions thereof allowed in accordance with Section 12 of the General Conditions. The parties also recognize the delays, expense and difficulties involved in proving in a legal or alternative dispute resolution proceeding the damages resulting from inconvenience to the traveling public including traffic loading, intersection operations, costs for time, costs of fuel and costs for some environmental impacts (excluding actual delay damages which may include, but are not limited to, engineering fees and inspection costs) suffered by the COUNTY if the Work is not completed on time. Accordingly, CONTRACTOR and CONTRACTOR's Surety agree to pay COUNTY as liquidated damages, and not as a penalty, ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00) per day for each day CONTRACTOR exceeds the Contract Time for Substantial Completion until the Work is Substantially Complete. It is agreed that if this Work is not Finally Completed in accordance with the Contract Documents, the CONTRACTOR shall pay the COUNTY as liquidated damages for delay, and not as a penalty, one-fourth (1/4) of the rate set forth above.

(b) The CONTRACTOR shall pay or reimburse, in addition to the liquidated damages specified herein, the COUNTY's actual damages which may include, but are not limited to, expenses for engineering fees and

inspection costs arising from CONTRACTOR's failure in meeting either or both the Substantial Completion and Final Completion dates.

(c) The liquidated damages provided in this Section are intended to apply even if CONTRACTOR is terminated, in default or if the CONTRACTOR has abandoned the Work.

Section 9. Miscellaneous.

(a) Terms used in this Agreement which are defined in Section 1 of the General Conditions shall have the meanings indicated in the General Conditions.

(b) No assignments by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound and any such assignment shall be void and of no effect; and specifically, but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law); and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

(c) COUNTY and CONTRACTOR each binds himself, his partners, successors, assigns and legal representatives to the other party hereto, his partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

Section 10. Contractor's Specific Consideration. In consideration of the CONTRACTOR's indemnity agreements as set out in

the Contract Documents, COUNTY specifically agrees to pay the CONTRACTOR the sum of TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00). The CONTRACTOR acknowledges receipt of the specific consideration for CONTRACTOR's indemnification of COUNTY and that the specific consideration is included in the original Contract Price allocated by CONTRACTOR among all pay items - receipt of which is acknowledged.

Section 11. Notices. Whenever either party desires to give notice unto the other including, but not limited to, Contract Claims, it must be given by written notice, hand delivered, signed and dated for receipt or sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended at the place last specified and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice, to wit:

For COUNTY:

Administrative Services Department
200 W. County Home Road
Sanford, FL 32773

For CONTRACTOR:

Shaw Mechanical Services, LLC
4506 Parkbreeze Court
Orlando, FL 32808

Section 12. Conflict of Interest.

(a) The CONTRACTOR agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with the COUNTY or which would

violate or cause others to violate the provisions of *Part III, Chapter 112, Florida Statutes*, relating to ethics in government. See County Personnel Policy 4.10(F).

(b) The CONTRACTOR hereby certifies that no officer, agent or employee of the COUNTY has any material interest (as defined in *Section 112.312 (15), Florida Statutes*, as over 5%) either directly or indirectly, in the business of the CONTRACTOR to be conducted here and that no such person shall have any such interest at any time during the term of this Agreement.

(c) Pursuant to *Section 216.347, Florida Statutes*, the CONTRACTOR hereby agrees that monies received from the COUNTY pursuant to this Agreement will not be used for the purpose of lobbying the Legislature or any other State or Federal agency.

Section 13. Material Breaches of Agreement.

(a) The parties recognize that breaches of the Contract Documents may occur and that remedies for those breaches may be pursued under the Contract Documents. The parties further recognize that the safety of the traveling public is of paramount concern. Therefore, the parties agree that any breach of the Contract Documents related to life safety, including but not limited to, the maintenance of traffic requirements of the Contract Documents, shall be considered a breach of the Contract Documents.

(b) Upon a material breach of the Contract Documents related to life safety, as determined by COUNTY, the COUNTY shall issue a Stop Work Order suspending the Work or any specific portion of the Work until the conditions are corrected. If the life safety conditions

giving rise to the Stop Work Order are not corrected within a reasonable time, as determined by COUNTY, then the material breach shall entitle COUNTY to terminate this Agreement. The recognition of breaches of the provisions of the Contract Documents related to life safety as material breaches shall not be construed as a limitation on other remedies for breaches or material breaches of the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement. All portions of the Contract Documents have been signed or identified by COUNTY and CONTRACTOR.

SHAW MECHANICAL SERVICES, LLC

Witness

By: _____

Print Name

MARK WOEHRLE, Manager

Witness

Date: _____

Print Name

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

ATTEST:

By: _____

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

CARLTON HENLEY, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution
by the Board of County Commissioners
at their _____, 20____
regular meeting.

Approved as to form and
legal sufficiency.

County Attorney
AC/lpk
10/27/06
CC-1422

Scope of Work
HVAC Equipment Replacement
County Services Building
Phase II

Seminole County seeks the services of a qualified mechanical contractor, to replace the existing equipment listed in Section A of this scope, and detailed in Exhibit B.

Section A:

1. Seminole County will supply and deliver to the job site the following equipment to be replaced:

Ten (10) air handlers (chilled water/steam); Five (5) DX split systems; Six (6) packaged units; Sixteen (16) power roof ventilators; Thirty-three (33) fan coil units (2 pipe system, chilled/hot water); One (1) pneumatic air compressor; and One (1) refrigerated air drier.

2. Contractor will supply and deliver to the job site the following equipment:

Two (2) heat exchangers; Thirty-three (33) isolation valves; and Twelve (12) steam traps and strainers. The contractor is responsible to size, specify, and provide these items.

Section B:

The contractor will be responsible for the following work and materials:

1. Reclaim the refrigerant from each system that will be removed, as per current EPA regulations. A copy of the reclaimed refrigerant report shall be submitted to the County. The reclaimed refrigerant will belong to the contractor.
2. Remove the existing equipment from the building, utilizing a contractor provided crane, rigging, and truck. Removed equipment will belong to the contractor. Contractor will be responsible for disposal of removed equipment.

3. Set new equipment in place, utilizing contractor provided crane and rigging. Seminole County will have equipment delivered to the job site, at ground level.
4. Supply and install new; piping, unions, fittings, pipe stands, and insulation necessary to connect the new equipment to the existing chilled water, steam, and drain pipe work. Use schedule 80 steel pipe for condensate, and schedule 40 steel pipe for steam. On chilled water lines, use steel or PVC to match existing pipe work. Contractor shall field verify the correct quantity of pipe required. Replace all disturbed/damaged pipe insulation, to match in performance, shape and color, the existing insulation on pipe work.
5. Supply and install new refrigerant and drain lines for each split system replaced.
6. Supply and install new refrigerant suction and drain line insulation, on item 5 above. Insulation must be a minimum of ½" thick armafex.
7. Supply and install all electrical material, in compliance to current electrical codes, necessary to reconnect electrical power to the new equipment.
8. Coordinate the connection of the existing Trane Summit Tracer system wiring with Trane Orlando. Trane Orlando is the County's HVAC service contractor.
9. Work shall be performed between the hours of 6:00 PM and 6:00 AM, Monday through Friday, and/or Saturdays and Sundays.
10. Contractor will apply for a building permit for this job. Seminole County will pay the permit fee.
11. All work shall meet current applicable codes; building, electrical, mechanical.
12. Any related damage or alteration to the building shall be restored, to original condition at contractor's expense.

13. Building operations shall not be disrupted during the performance of this project. No zone shall be without air conditioning during the replacement of the zone's corresponding air handler.
14. Contractor shall field verify all equipment on the Equipment List (Exhibit B).
15. This is a turn key project; each replaced system must be completely functional, right after being replaced.

CC-1422-06/BLH
HVAC Equipment Replacement at the County Services Building
Equipment List (Provided by the County)

BASE BID

Item	Make	Model	Serial #	Tonnage/ hp/mbtu	Location
Air Compressor	E.D. Green	E.D. Green Corp			Center Roof Penthouse
Air Dryer, refrigerated	Hankinson	8010	0302-47-8211-04814		Center Roof Penthouse
AHU #1	Trane	CCBB08AELDO	K85E63262		East Roof Penthouse
AHU #2	Trane	CCBB06AELDO	K85B52191		East Roof Penthouse
AHU #3	Carrier	39LD08AD-AR-BQN-A9	3499F45383		West Roof Penthouse
AHU #4	Trane	CCBB06AEUH	K89A00946		West Roof Penthouse
AHU #5	Trane	CCBB06AEUH	K89A01594		West Roof Penthouse
AHU #6	Trane	CCBB06AELHO	K89A01595		West Roof Penthouse
AHU #7	Trane	CCBB12AELO	K85J76277		East Ground Floor Mech
AHU #8	Trane	CCBB08AELHO	K89A01593		West Ground Floor Mech
AHU #9	Trane	MCCA003GAED	K92G38766		West Ground Floor Mech
AHU #11 Main	Trane	CCBB63FELHO	K88F17535		Center Roof Penthouse
PKG-Copy Center	Trane	TCH090D300BC	L43012919D	7 1/2	2nd Fl Ctr Wing Low Roof N
PKG-BOCC	Trane	SEHB2506BK00F32B04	D11143050D	25	BOCC Chambers Roof
PKG- #12 Ctr Lo Roof	Trane	WCY030F100AA	J17159796	2 1/2	1st Fl Ctr Wing Low Roof
PKG- #13 Ctr Lo Roof	Trane	WCY024F100AA	J17159520	2	1st Fl Ctr Wing Low Roof
PKG- #16 Ctr Md Roof	Goe-TTL	HP902E-3	6101150	7 1/2	2nd Fl Rm 2201
PKG-Center Mid Roof	York	B2SP024A06A	NAPM000150	5	1st Fl Tag Rm 1247

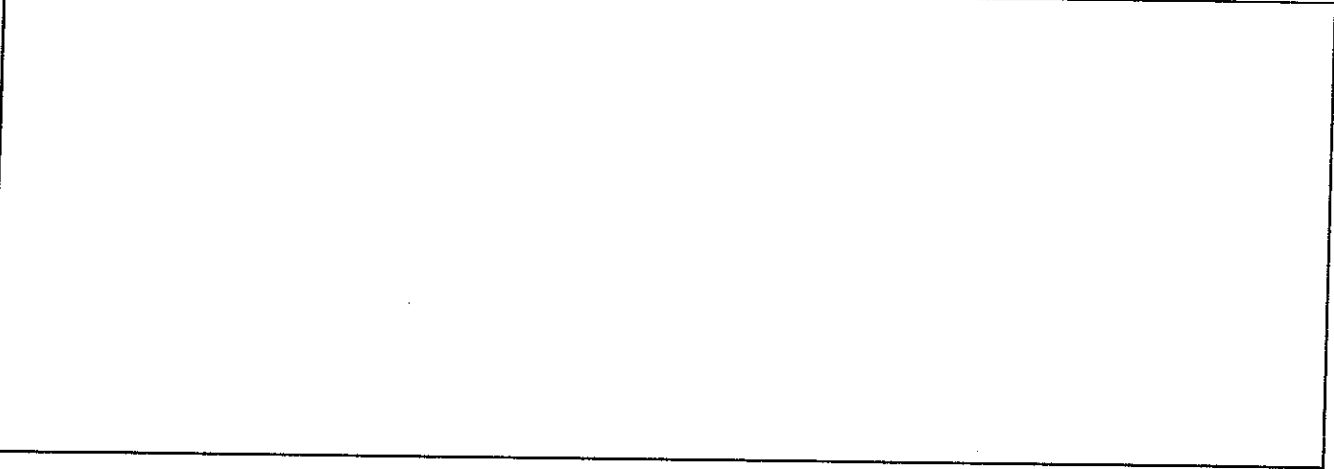
Alternate 1

Item	Make	Model	Serial #	hp/mbtu	Location
AHU- Elevator	Rheem	RBEA24J10N0BA1	TM49929237		Center Roof Penthouse
CDU- Elevator	Rheem	RAKA060CAS	4991M25931915	5	Center Roof, North side
AHU- Rm 1201	Lennox	B10-65-1P	5478A-09226		Rm 1152
CDU- Rm 1201	Lennox	HP256512P	5894G42363	5	Rm 1152
AHU- Rm 1253	Bryant	FB4AN060	3296A22925		1st Fl Ctr Wing
CDU- Rm 1253	Bryant	661CJ060-A	2396E04664	5	1st Fl Ground
AHU-Rm 1177/1169	York	N2AHD10A06A	MCPS136721		1st Fl East End
CDU-Rm 1177/1169	York			3	1st Fl East End
AHU-Mini Split	Evirmaster Intl	WCX24D06A0006	194D096821		1st Fl East End
CDU-Mini Split	Evirmaster Intl	CCB18DEA000AA0A	194D0604	2	1st Fl East End
PRV 1	Penn Ventilator	CB18		1/4	Roof
PRV 2	Penn Ventilator	BB531		1/6	Roof
PRV 3	Penn Ventilator	BB531		1/6	Roof
PRV 4	Penn Ventilator	BB531		1/6	Roof
PRV 5	Penn Ventilator	BB531		1/6	Roof
PRV 6	Penn Ventilator	BB531		1/6	Roof
PRV 7	Penn Ventilator	CB18		1/4	Roof
PRV 8	Penn Ventilator	CB18		1/4	Roof
PRV 9	Penn Ventilator	CB18		1/4	Roof
PRV 10	Penn Ventilator	CB18		1/4	Roof
PRV 11	Penn Ventilator	CB18		1/4	Roof
PRV 12	Penn Ventilator	CB18		1/4	Roof
PRV 13	Penn Ventilator	CB18		1/4	Roof
PRV 14	Penn Ventilator	CB18		1/4	Roof
PRV 15	Penn Ventilator	CB18		1/4	Roof
PRV 16	Penn Ventilator	BB531		1/4	Roof

Alternate 2

Item	Make	Model	Serial #	Tonnage/ hp/mbtu	Location
FCU	Marlo	SA403			Room 3325
FCU	Marlo	SA403			Room 3329
FCU	Marlo	SA403			Room 3333
FCU	Marlo	SA403			Room 3313
FCU	Marlo	SA403			Room 3309
FCU	Marlo	SA403			Room 3312
FCU	Marlo	SA403			Room 3325
FCU	Marlo	SA403			Room 2168
FCU	Marlo	SA403			Room 2108
FCU	Marlo	SA403			Room 2008
FCU	Marlo	SA403			Room 2012
FCU	Marlo	SA403			Room 2011

FCU	Marlo	SA403		Room 2020
FCU	Marlo	SA403		Room 2021
FCU	Marlo	SA403		2nd Floor P&Development
FCU	Marlo	SA403		Room 2029
FCU	Marlo	SA403		Room 2031
FCU	Marlo	SA403		Room 2041
FCU	Marlo	SA403		Room 2040
FCU	Marlo	SA403		Room 2032
FCU	Carrier			Room 3188
FCU	Carrier			Room 3184
FCU	Carrier			Room 2176
FCU	Carrier			Room 2180
FCU	Carrier			Room 2172
FCU	Carrier			Room 2104
FCU	Carrier			Room 2100
FCU	Carrier			room 2000
FCU	Carrier			2nd Floor P&Development
FCU	Carrier			Room 2041
FCU	York			Room 3192
FCU	York			Room 3180
FCU	York			Room 2320



CC-1422-06/BLH
 HVAC Equipment Replacement at the County Services Building

BID FORM

Base Bid			
1a. Labor (Lump Sum)			Labor Total 251,342
1b. Parts	Quantity	Unit Cost	Unit Total Cost
Heat Exchanger	2	800	EA 1600
Isolation Valves	33	70	EA 2310
Control Valves	20	300	EA 6000
Steam Trap & Strainer	12	160	EA 1920
	Parts Total		11830
Total Base Bid			263,172

Alternate 1	
2. Labor (Lump Sum)	Alt. 1 Total 46000

Alternate 2	
3. Labor (Lump Sum)	Alt. 2 Total 44000

TERMS

NOTE: The award of this project will be made on the Base Bid. In addition, if funds are available the County reserves the right to award for Alternate 1 and/or Alternate 2.

- 1 Base Bid includes the replacement of the following pieces of equipment:
- 1a. Equipment provided by the County (Refer to Exhibit B - Base Bid)
 - 1b. Two(2) Heat Exchangers; Thirty-three (33) Isolation Valves; Ten (10) Control Valves; Twelve (12) Steam Traps & Strainers.

***If the project requires a larger quantity of parts for the Base Bid, additional parts shall be charged at the unit cost provided within the Bid Form.

- 2 Alternate 1 includes the replacement of the following pieces of equipment:
- Equipment provided by the County (Refer to Exhibit B - Alternate 1)

- 3 Alternate 2 includes the replacement of the following pieces of equipment:
- Equipment provided by the County (Refer to Exhibit B - Alternate 2)