



Interoffice Memorandum

February 15, 2017

TO: Mayor Teresa Jacobs
and the Board of County Commissioners

FROM:  Carrie Woodell, Manager, Procurement Division

CONTACT: Charles Melton, Facilities Operation Chief, Facilities Management Division
Phone 407-836-0280

SUBJECT: Ratification of Purchase Order M83485--Emergency Replacement of Chiller Motor and 10 Year Overhaul.

ACTION REQUESTED:

Ratification of Purchase Order M83485, Emergency Replacement of Chiller Motor and 10 Year Overhaul at the Intake Booking and Release Building at Orange County Corrections, with Trane US Inc., in the total amount of \$115,623.

PROCUREMENT:

Emergency replacement of Chiller Motor #1 located in the Intake Booking and Release building at Orange County Corrections is needed. This requires that the motor be replaced and a 10 year overhaul of the unit. The chiller will be shut down and tagged out. The chiller holds approximately 1100 lbs. of refrigerant, which will be removed and cleaned for reuse. All insulation will be removed from the chiller to allow access to dismantle the compressor. The compressor will be taken apart, and all wear surfaces will be inspected. All wear surfaces, guide vanes, seals, and impellers will be verified to be within manufacturer's specifications. The old motor will be removed and all electrical overload controls, contactors, and starters will be inspected. The new motor will be installed. The contractor will reassemble the compressor, install new seals and bearings, and verify spacing of guide vanes, impellers and gaskets. The contractor will clean oil lubrication system and regulators. They will inspect heating element and replace them. The new motor will be spin balanced when the compressor is reassembled. The compressor will be vacuumed to check for leaks. After leak inspection the compressor will be recharged with refrigerant. A factory start-up will be performed. It will be verified that the chiller is operating normally and within manufacturers specifications.

FUNDING

Funding is available in account 1023-043-2049-0280.

APPROVALS:

The Facilities Management Division concurs with this recommendation.

REMARKS:

The current cooling capacity for The Female Detention Center and Booking and Release Center is limited due to chiller #1 being down. In addition to being detention facilities, these buildings house dental, medical staff and medical clinics. If the back-up chiller fails, then all cooling will seize. When the outdoor temperatures rise above 85 degrees for several days, both chillers are required to maintain the facility cooling. An Invitation for Bids was issued for these services which opened on January 24, 2017. Two of the bidders were deemed non-responsible, as the references provided did not demonstrate similar work experience. Two bidders were considered non-responsive; one did not complete the bid form correctly and the other vendor provided the incorrect bid form which had changed through an addendum.

Three quotes were obtained for the replacement of chiller motor and 10 year overhaul.

Quotes:

<u>Contractor</u>	<u>Price</u>
Trane US Inc.	\$115,623
Mechanical Services	\$129,550
Air Mechanical Service Corp.	\$134,200