



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 3/27/2018 Meeting Date: 4/5/2018

Name: Ben Scott Department: BCC Administration

Division Manager's Signature:

A handwritten signature in blue ink that reads "Ben Scott".

1. Nature and purpose of agenda item:

Johnson Controls - Courthouse Chiller Replacement Proposal - \$240,000

2. Recommended Motion/Action:

There is no recommended motion or action.

3. Fiscal impact on current budget.

This item is currently budgeted. The account number to be charged is 001-1830-519.30-46

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

M E M O R A N D U M

TO: Board of County Commissioners

FR: Ben Scott, County Manager

A handwritten signature in blue ink that reads "Ben Scott".

DATE: March 28, 2018

RE: Courthouse Chillers

Please find attached for your review and approval a turn-key proposal from Johnson Controls to replace both existing Carrier water chillers with new York model YK MAXE 250 ton variable speed centrifugal compressor water chillers at a cost of \$240,000.

County staff would like to recommend acceptance of the proposal.

**BOARD MEETS FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.**

CHILLER REPLACEMENT PROPOSAL



Jacksonville - Gainesville Branch
4603 NW 6th Street
Gainesville, FL 32609

Phone: (904) 733-1411
FAX: (904) 733-3335

March 26, 2018

To: **Mr. Donny Dupree - Maintenance Director / Columbia County Board of Commissioners**

Phone: 386-758-2138 / Fax: 386-719-7508 / Cell: 386-867-0953

Email: ddupree@columbiacountyfla.com

Johnson Controls, Inc. (JCI) is pleased to offer the following “turn-key” proposal to replace the existing Carrier water chillers with new York model YK MAXE variable speed centrifugal compressor water chillers – we have surveyed the existing conditions and offer the following for your consideration - specifically, our scope of work (SOW) will include:

- Decommission & remove the existing chillers – to include recovery of R-22 and oil charge – to be responsibly handled and disposed of per EPA guidelines & standards, national & local codes, etc.
- JCI / York will retain salvage responsibilities & rights - we may elect to recover “spare parts”, as deemed appropriate, for local inventory / truck stock
- Provision & installation of two (2) new JCI / York model YK MAXE high-efficiency, variable speed, centrifugal water chillers – refer to attached for specific configuration & performance details
- Rigging to safely remove the existing chillers and to install the new chillers
- Piping modifications, as required, to accommodate new chillers’ waterbox arrangement – reinsulate, patch, paint & label to match existing
- Refrigerant relief piping from the high pressure safety valves, routed & vented to the outside of the building
- Low-voltage wiring for misc. safety interlocks and interconnection to the existing automatic-control system
- New misc. piping accessories – to include gauges, thermometers, flex joints, and water flow proving devices, etc.
- We intend to reuse the existing automatic control & isolation valves, triple duty valves, suction diffusers, etc.
- On-site project management to ensure an effective & efficient project and coordinate directly with designated Owner representative(s) – provide daily clean-up to ensure a safe working environment
- Factory Start-Up and waterside Test & Balance
- Owner / Operator Training
- Five (5) Year Parts & Labor Warranty for the entire chiller, including refrigerant
- Operation & Maintenance Manuals and “As-Built” documents, complete with warranty details
- Provide permits, as required, including all applicable fees & taxes
- All work will be performed in accordance with Owner’s standard safety requirements – if none, JCI Corporate Safety Standards and that of OSHA, NFPA, local codes, etc. will prevail

Clarifications & Exclusions:

- Primary electrical power is not included – the Owner will provide the appropriate electrical service to accommodate the new chillers
- Removal or modification of the walkways, point of entry (doors) is not included – if deemed necessary, the Owner will make appropriate modifications & repairs
- Repair or replacement of any of the existing automatic control / isolation / triple duty / balance valves, suction diffusers, etc. is not included in our scope of work
- This proposal is contingent upon the Owner's good-faith commitment to continue contracting with JCI for their HVAC maintenance services for a minimum duration that coincides with the factory parts & labor warranty - five (5) years - upon start-up of the new chillers, a credit adjustment to our existing service contract price will be made – that amount is \$2,807.46 / chiller, \$5,614.93 for both and will be prorated in accordance with the start-up date for each new chiller – the five (5) year simple payback savings amount is \$28,071.50

The Total NET PRICE for the Scope of Work detailed above is: \$ 240,000.00 *

- * The price above includes all applicable federal, state, local sales & use taxes
- ** This project will require a 50% initial down-payment to be received within 10 days of notice to proceed
- *** Columbia County maintains a right to cancel part or all of this project without penalty prior to the formal release to proceed, pending review & approval during the BoCC Consent Meeting scheduled for Thursday, April 5th, 2018 and the chillers must be released for production no later than April 30th, 2018 to avoid raw material price increase

Due to the unpredictable fluctuations in steel pricing, our quotation will be valid for 30 days from the date of the quote. We must receive written purchase authorization within 30 days from the date of the quote and release for immediate fabrication. If these conditions are not met, we reserve the right to re-evaluate the pricing at the time of the order. No additional items and/or services will be provided unless specifically listed above.


(Important: this proposal incorporates by reference the terms and conditions on the last page of this document)

This proposal is hereby accepted, and Johnson Controls, Inc. is authorized to proceed with the work, subject however, to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid for

30 Days

Johnson Controls, Inc.



SIGNATURE
Name: Ben Scott
P.O. #: County Manager
Date: 3-27-18

SIGNATURE
Name: Brad S. Smith
Title: Account Executive
Date: March 26, 2018

Brad S. Smith, LEED AP

Account Executive - Building Efficiency

Johnson Controls, Inc.
4603 NW 6th Street Gainesville, FL
32216

Cell: (904) 719-3548
Email : brad.s.smith@jci.com

Metasys | YORK | Building Automation | HVAC Equipment | HVAC Services | Security and Fire



TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

1. SCOPE OF WORK

This proposal is based upon the use of straight time labor only. Plastering, patching and painting are excluded. "In-line" duct and piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc., if required hereunder to be furnished by Johnson Controls, Inc. (hereinafter referred to as JCI), shall be distributed and installed by others under JCI's supervision but at no additional cost to JCI. Purchaser agrees to provide JCI with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. JCI agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge JCI for any costs or expenses without JCI's written consent unless specifically noted in the statement of the scope of work or services undertaken by JCI under this agreement, JCI's obligations under this agreement expressly exclude any work or service of any nature associated or connected with the identification, abatement, clean up, control, removal, or disposal of environment Hazards or dangerous substances, to include but not be limited to asbestos or PCSs, discovered in or on the premises. Any language or provision of the agreement elsewhere contained which may authorize or empower the Purchaser to change, modify, or alter the scope of work or services to be performed by JCI shall not operate to compel JCI to perform any work relating to Hazards without JCI's express written consent.

2. INVOICING & PAYMENTS. JCI may invoice Purchaser monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Ten percent (10%) of the contract price is for engineering, drafting and other mobilization costs incurred prior to installation. This 10% shall be included in JCI's initial invoice. Purchaser agrees to pay JCI the amount invoiced upon receipt of the invoice. Purchaser acknowledges and agrees that any and all Johnson invoices for an amount greater than \$25,000 shall be paid via wire transfer, check or money order, and that Purchaser shall not make, nor will JCI accept, payment in excess of \$25,000 in the form of a credit card, debit card, or other similar payment device. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received. If JCI's invoice is not paid within 30 days of its issuance, it is delinquent.

3. MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of JCI, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, JCI shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefore.

4. WARRANTY. JCI warrants that the equipment manufactured by it shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or if installed by JCI, for a period of one (1) year from installation. JCI warrants that for equipment furnished and/or installed but not manufactured by JCI, JCI will extend the same warranty terms and conditions which JCI receives from the manufacturer of said equipment. For equipment installed by JCI, if Purchaser provides written notice to JCI of any such defect within thirty (30) days after the appearance or discovery of such defect, JCI shall, at its option, repair or replace the defective equipment. For equipment not installed by JCI, if Purchaser returns the defective equipment to JCI within thirty (30) days after appearance or discovery of such defect, JCI shall, at its option, repair or replace the defective equipment and return said equipment to Purchaser. All transportation charges incurred in connection with the warranty for equipment not installed by JCI shall be borne by Purchaser. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. **THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE**

5. LIABILITY. JCI shall not be liable for any special, indirect or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.

6. TAXES. The price of this proposal does not include duties, sales, use, excise, or other similar taxes, unless required by federal, state or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by JCI or, alternatively, shall provide JCI with acceptable tax exemption certificates. JCI shall provide Purchaser with any tax payment certificate upon request and after completion and acceptance of the work.

7. DELAYS. JCI shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond JCI's control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner or other Contractors or delays caused by suppliers or subcontractors of JCI, etc.

8. COMPLIANCE WITH LAWS. JCI shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.

9. DISPUTES. All disputes involving more than \$15,000 shall be resolved by arbitration in accordance with the rules of the American Arbitration Association. The prevailing party shall recover all legal costs and attorney's fees incurred as a result. Nothing here shall limit any rights under construction lien laws.

10. ATTORNEY'S FEES. Purchaser Agrees that he will pay and reimburse Johnson Controls for any and all reasonable attorneys' fees which are incurred by Johnson Controls in the collection of amounts due and payable by others.

11. INSURANCE. Insurance coverage in excess of JCI's standard limits will be furnished when requested and required. No credit will be given or premium paid by JCI for insurance afforded by others.

12. INDEMNITY. The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the Indemnifying Party.

13. OCCUPATIONAL SAFETY AND HEALTH. The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.

14. ENTIRE AGREEMENT. This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.

15. CHANGES. No change or modification of any of the terms and conditions stated herein shall be binding upon Johnson unless accepted by Johnson in writing.



YK MAXE CHILLER PERFORMANCE SPECIFICATION

Unit Tag	Qty	Model No.	Net Capacity (tons)	Power	Refrigerant
YK	1	YK4C4QQ4-EHH	250.0	460/3/60.0	R-134A

PIN										
YK4C4QQ4-EHHXWYMR2VVB0250593399CRARR1CRGXXW00XXXXXA1XAUNXXXXXSMXYXXBBXASXJXXXXXXCBXKXEXXSXXXXX										
Basic Model					Extended Model					
Y K 4 C 4 Q Q 4 - E H H X W Y M R E 2 V V B 0 2 5 0 5 9 3 3 9 9 C R A R R 1 C R G X X W 0 0 X E 1 C R G X X W					Evaporator Heat Exchanger					Condenser Heat Exchanger
5 10 15 20 25 30 35 40 45 50 55										
Condenser Heat Exchanger (Cont)					Unit Options		Motor Options	Power Options	Doc & Testing Options	Ship Options
0 0 X X X X X X A 1 X A U N X X X X X S M X Y X X B B X A S X J X X X X X X C B B X K X E X X S X X X X X										Warranty Options
60 65 70 75 80 85 90 95 100 105 110										Misc Options

Unit Data	Evaporator	Condenser
EWT (°F):	54.00	85.00
LWT (°F):	44.00	94.31
Flow Rate (gpm):	598.0	748.5
Pressure Drop (ft H ₂ O):	12.5	11.5
Fluid Type (%):	WATER	WATER
Circuit No. of Passes:	2	2
Fouling Factor (ft ² °F hr / Btu):	0.000100	0.000250
Tube No. / Description:	371 - 0.025" Turbo-ESP Copper (3/4")	260 - 0.025" CSL Enhanced Copper
Design Working Pressure (psig):	150	150
Entering Water Nozzle @ Location:	R	R
Leaving Water Nozzle @ Location:	R	R
Water Box Weight, ea (lb) :	113	146
Cover Plate Weight , ea (lb):	N/A	N/A
Return Head Weight (lb):	79	79
Water Weight (lb):	492	579
Water Volume(gal):	59	70

Performance Data		Electrical Data		Other	
Job KW:	148.2	Job FLA:	207	Operating Wt. (lb):	14427
Motor KW:	145.2	Motor FLA:	212	Per Isolator (lb):	3607
KW/Ton.R:	0.5926	LRA:	1380	Refrigerant Wt. (lb):	796
NPLV.IP(KW/T on.R):	0.3991			Oil Charge (gal):	11
Gear Code:	WY	Min Circuit Ampacity (Amps):	259	Motor Wt. (lb):	1367
OptiSound Cntrl:	YES	Max Fuse/Breaker:	500	Compressor Wt. (lb):	1646
Shaft HP:	184			Starter Wt. (lb):	N/A
Isolation Valves:	YES			Ship Wt (lb):	13356
Oil Cooler Type:	Standard				
Condenser Inlet:	Standard	Type Starter: Variable Speed Drive			
		VSD Model: LVD0351G**K***06LZ-46A			



YK MAXE CHILLER PERFORMANCE SPECIFICATION

AHRI Message:

Auxiliary components included in total KW - oil pump & heater, chiller controls.

Certified in accordance with the AHRI Water-Cooled Water Chilling and Heat Pump Water-Heating Packages Using Vapor Compression Cycle Certification Program, which is based on AHRI Standard 550/590 (I-P) and AHRI Standard 551/591 (SI). Certified units may be found in the AHRI Directory at www.ahridirectory.org.

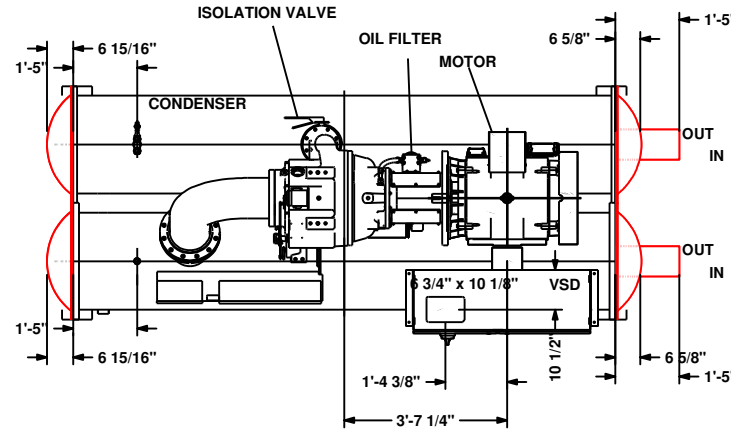
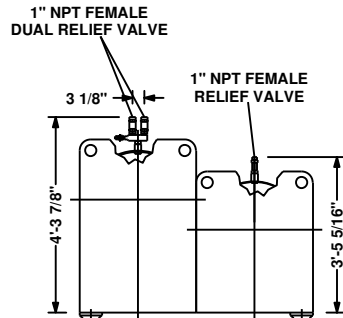


OVERALL LENGTH OF UNIT 13'-11 15/16"
 OVERALL HEIGHT OF UNIT 7'-3 15/16"
 OVERALL WIDTH OF UNIT 5'-8 5/16"
 OVERALL WIDTH INCLUDES + 3" for VSD/SSS HANDLE

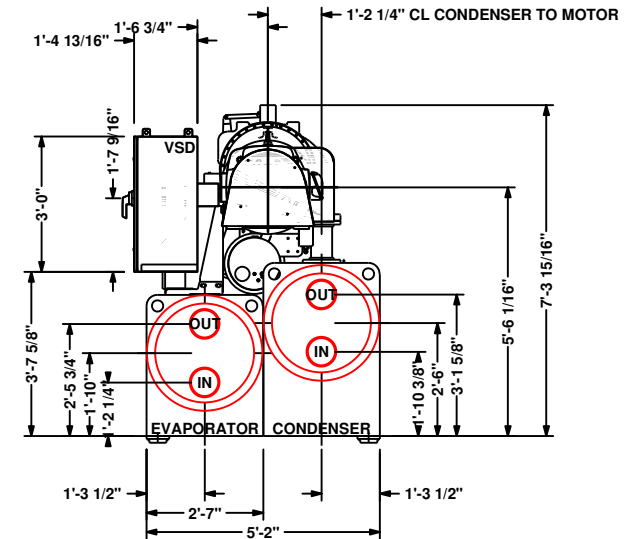
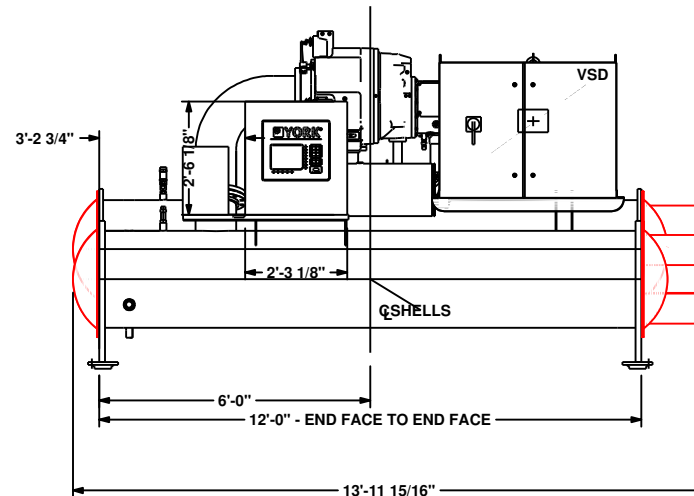
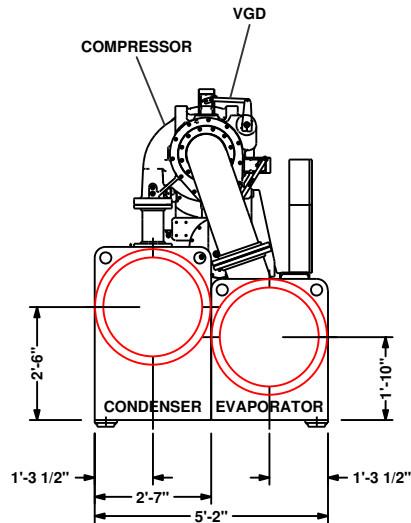
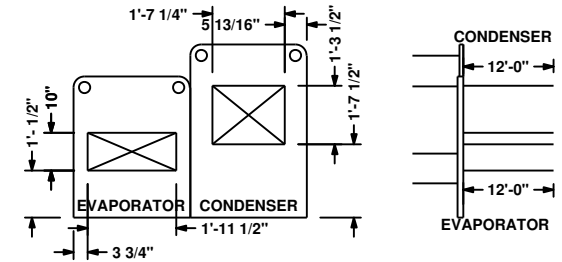
NOZZLE LEGEND

EVAPORATOR INLET	Right End	2 PASS	8 DIA. (150 Psig DWP)
EVAPORATOR OUTLET	Right End	2 PASS	8 DIA. (150 Psig DWP)
CONDENSER INLET	Right End	2 PASS	8 DIA. (150 Psig DWP)
CONDENSER OUTLET	Right End	2 PASS	8 DIA. (150 Psig DWP)

Victaulic Grooved Nozzles (per ANSI / AWWA C-606)



TUBE PULL AREA DETAIL



SHIPPING WT.: 13356 LBS, OPERATING WT. 14427 LBS, LOAD PER ISOLATOR 3606 LBS

PRODUCT DRAWING

YORK Centrifugal Liquid Chiller
 MODEL YK 4C 4Q Q4 - EH H
 NOT FOR CONSTRUCTION

Project Name : JCI - Columbia Co Courthouse
 Location :
 Engineer :
 Contractor :
 For :

Sold To :
 Cust Purch Order# :
 York Contract# :
 UNIT
 TAG: YK

Date : 3/19/2018 16:19:37
 Rev. Date : 9:22 AM
 Form: 160.76-EG1
 Dwg. Lev. : 1215
 Dwg. Scale : NTS

YORK
 A JOHNSON CONTROLS COMPANY