

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 4/09/2018

Weekly Agenda Date: 4/17/2018

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Trosper Hoyt- HVAC Systems Repairs

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Various areas in the Trosper Hoyt building are either inoperable, do not have the capability to be controlled, or not able to be viewed to determine how systems are operating.

There are Four separate operating control systems that do not interface with one another. Each system is trying to control their own areas while not communicating with any other to know what the rest of the building is doing. Repairs are needed to address failed systems.

Bids were received as follows:

Star Controls- \$98,700.00 (excluding, electrical, plumbing, insulation)

Rasmussen Mechanical- \$106,575.00 (excluding, electrical, plumbing, insulation)

BACKGROUND:

A second bid was sought due to the County policy of \$100K maximum allowed before seeking bids (State limit is \$135K). Rasmussen Mechanical bid was not able to be competitive due to manufacture incompatibility of current control system.

Install programming control points on Chiller and Boilers.

Replace valves and actuators, temperature sensors, damper actuators, with electronic controls to 5 Air Handling Units and tie into front end computer system.

Install Variable Frequency drives and motors (2) on AHU to replace vortex damper and allow variable duct pressure regulation.

Install a chilled water loop control valve on one AHU that currently has no control valve whatsoever (not sure why?).

There are 9 Variable Air Volume boxes serving areas that are not able to be controlled. This would install 9 electronic hot water reheat valves/ controls to these units.

AHUs 474-1 & 474-2 require actuators and discharge air sensors for Nine zones.

Re-control 2 hot water converters with electronic valve control.

FINANCIAL IMPACT:

CIP= B13-17

Star Controls= \$98,700.00

Plumbing, Electrical, & Insulating = \$17,000.00 (estimate)

TOTAL = \$115,700.00

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Building Services requests authorization and approval to make necessary equipment and repairs to the Trospen Hoyt HVAC systems in areas as described.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve repairs and upgrades in the amount of \$115,700.00.



April 4, 2018

Darrin Hay
Rasmussen Mechanical Services
2425 East 4th Street
Sioux City, Iowa 51101

Kenny Schmitz
Woodbury County Building Services
401 8th Street
Sioux City, IA 51101

Proposal: Trospen Hoyt Building- New Controls

Kenny Schmitz:

Rasmussen Mechanical Services shall provide the controls for the Trospen Hoyt Building to meet the specifications outlined by Corey Metzger from Resource Consulting Engineers.

- New Honeywell controllers on 6 AHUs, 9 VAVs, 2 steam/hot water converters
- Replace chilled valve for AHU 338
- Replace 1 valve on converter
- Wiring, programming, and training on Honeywell Controls System
- Internet/LAN/IP address and access provided by customer
- Not Included: Any electrical power wiring, conduit, plumbing, or insulation unless stated above
- Work to be completed during normal business hours

Base Bid:

Rasmussen Mechanical Services will furnish the Equipment, Materials, Tools, Labor, Supervision, and Services as outlined in the above Scope of Work for the net sum of:

One Hundred Six Thousand Five Hundred Seventy-Five and 00/100 Dollars.... \$106,575.00

Alternate #1: Add VFDs & new motors to modulate pressure in ducts: Add **\$11,560.00**

Alternate #2: Budgets for additional services excluded in base bid package:

Electrical: Add **\$5,500.00**

Mechanical Piping: Add **\$5,000.00**

Insulation: Add **5,750.00**

Certified Balancing: **Time & Material Only**



The above price(s) do not include sales or use taxes. If applicable, Buyer shall provide Seller with an appropriate tax exemption certificate. In the absence of a valid tax exemption certificate, Buyer herein acknowledges that any/all appropriate or required taxes shall be added to Seller's Invoices or Progress Billings as applicable.

Terms and Conditions

Job Order without Retainage

- Deposit Required with Contract - 25%
- Monthly payment requests (progress billings), less retainage, per progress schedule.
- Balance is due upon start-up or thirty (30) days after completion of installation or work performed (if start-up is delayed thru no fault of Seller).
- Invoices to be paid, Net 30 Days per Seller's Terms and Conditions.
- **Note:** For your convenience, monthly payment request invoices will be submitted on or before the end of each month and will be submitted on Seller's Standard Payment Request Forms.

Rasmussen Mechanical Services is grateful for the opportunity to be of service. Thank you for considering our Proposal and we look forward to working with you. If there are any questions, please do not hesitate to contact me.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Darrin Hay', written over a light blue horizontal line.

Darrin Hay
Sales Representative
712-635-6820
712-252-4613
Darrin.hay@rasmech.com



February 26, 2018

To: Woodbury County Building Services
401 8th Street
Sioux City, IA 51101

RE: Trosper Hoyt Building

Mr. Kenny Schmitz,

Star Control shall provide the following to replace the controls for all air handlers in the Trosper Hoyt Building and to add control points required to meet sequence outline by Corey Metzger from Resource Consulting Engineers:

- AHU-116, AHU-119, AHU-236, AHU-338, AHU-474-1 and AHU-474-2 will be re-controlled with new BACnet controllers, the control valves actuators will be converted to electronic, all the temperature sensors will be replaced with new, replace pneumatic actuators with electronic actuators for the vortex dampers and all the damper actuators will be converted from pneumatic to electronic
- Provide chilled water control valve for AHU-338 currently this unit has no chilled water valve
- 9 VAV boxes that are presently not visible to the maintenance personnel will be re-controlled; the 9 hot water reheat control valve shall be converted to electronic
- 9 controllers, electronic actuators and discharge air sensors for the zones associated with AHU-474-1 and AHU-474-2 this will allow us to provide better comfort in these areas
- Re-control 2 steam to hot water converters replace the valve pneumatic actuators with electronic actuator
- provide One control valve for converter that has a leaky steam valve
- Provide added points to chiller and boilers required to meet points list provided
- Labor to install and pull low voltage wire
- Programming on server to reflect changes
- Generate graphics to reflect point changes

Base Bid: **\$ 88,810.00**

Star Control would recommend providing ABB variable frequency drives to vary the duct pressure and abandon the vortex dampers in place. This would require us to replace 2 of the motors to inverter duty motors with grounding rings, for these services please add; **\$ 9,890.00**

Exclusions:

- Malfunctioning devices to remain in service
- Plumbing for valve replacement (**Budget for plumber \$ 5,500.00**)
- Insulating (**Budget \$ 6,500.00**)
- Electrical for new VFD's (**Budget \$ 5,000.00**)
- Balancing

Accepted By: _____

Date: _____

Pricing will need to be reviewed after 60 days

Sincerely,

Kevin Welty
Star Control
Phone: 712-224-2429

Star Control • 1800 11th Street • Sioux City, IA 51101
P: 712.252.3007 F: 712.252.2410