

RESOLUTION NO. 2024 -288

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE CHANGE ORDER #01 TO MASTER CONTRACT NO. 24-MCA-CHI-19590 WITH CHILLER MEDIC, INC. UNDER BID NO. 1734; SJC JAIL CHILLER #1 REPLACEMENT FOR A LUMP SUM AMOUNT OF \$270,000.00 FOR THE COMPLETION OF THE PROJECT

RECITALS

WHEREAS, On April 10, 2024, the County entered into a contract with Chiller Medic, Inc. through Bid No. 1734; SJC Jail Chiller #1 Replacement; and

WHEREAS, the additional scope and time being requested to replace St. Johns County Jail Chiller #2 as a turn-key project requiring the Contractor to provide any and all labor, materials, and equipment necessary to complete the work at a total cost of \$270,000.00; and

WHEREAS, the SJC Purchasing Policy requires BOCC approval of all Change Orders of 25% or more for contracts initially approved by the BOCC; and

WHEREAS, the County finds that issuing the Change Order serves a public purpose; and

WHEREAS, the project will be funded by the Facilities Department.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as finds of fact.

Section 2. Upon Board approval, the County Administrator or designee is further authorized to execute Change Order No.: 01 in substantially the same form and format as the attached draft for the completion of the project for a lump sum amount of \$270,000.00.

Section 3. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of July, 2024.

Rendition Date JUL 16 2024

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: _____
Sarah Arnold, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

By: Crystal Smith
Deputy Clerk





CONTRACT CHANGE ORDER NO: 01
 Bid No: 1734; SJC Jail Chiller #1 Replacement
 Master Contract No: 24-MCA-CHI-19590
 Original Contract Date: April 10th, 2024

Contractor: Chiller Medic, Inc.
 8933 Western Way, Suite 18,
 Jacksonville, FL 32256

Date: June 24, 2024
Project: Replacement of SJC Jail Chiller #2

SCOPE OF WORK:

Change Order #01 is hereby issued to increase the Contract Price of 24-MCA-CHI-19590 by two hundred seventy thousand dollars and zero cents (\$270,000.00) to replace St. Johns County Jail Chiller #2, as provided in the Contractor’s proposal dated April 24, 2024 and the County’s scope of work, attached hereto. The County is authorizing an extension of sixty (60) consecutive calendar days for the Contractor to complete this additional work. The Contractor will replace SJC Jail Chiller #2 with an ACHX-D 200T – ARMHR chiller, 200V/3ph/60Hz, dual compressor unit with a five (5) year compressor warranty. All piping, electrical, additional bonding costs, reconnecting controls, and disposal of old chiller are included.

PAYMENT TERMS:

Original Contract Price	\$ 269,000.00
Net Change by previously authorized Change Orders	\$ 0.00
Contract Price prior to this Change Order	\$ 269,000.00
Contract Price is hereby increased in the amount of	\$ 270,000.00
Revised Contract Price including this Change Order	\$ 539,000.00

SCHEDULE:

The Contract Time is hereby extended, as provided below:
 Original NTP: 5/2/24 + 390 consecutive calendar days= 5/27/25 Substantial Completion + 30 consecutive calendar days = 6/26/25 Final Completion + 60 consecutive calendar days (CO# 01) = 7/26/25 Substantial Completion (Revised) and 8/25/24 Final Completion (Revised).

Acceptance of this Change Order shall constitute a modification to Master Contract No: 24-MCA-CHI-19590 and shall be performed in accordance with all of the same terms and conditions of the Master Contract. The adjustment, if any, to the Master Contract shall constitute a full and final settlement of any and all claims arising out of or related to the Changes set forth herein, including claims of impact and delay costs. This Contract Change Order is not valid until signed by the County and the Contractor.

Chiller Medic, Inc.

Representative

Signature: _____

Printed Name _____

& Title: _____

Date: _____

St. Johns County, FL

Representative

Signature: _____

Printed Name Trina Locklear,

& Title: Purchasing Director

Date: _____

All terms and conditions of the above-referenced Master Contract dated 4/10/24 remain in full force and effect. All invoices must reference Change Order #01. By approving this change order, the SJC Dept is certifying the availability of funds for this. Do not approve/process this change order until funds are available in the appropriate line item.

Original

Chiller Medic Inc.

**Saint Joihns County Jail
3955 Lewis Speedway
Saint Augustine , Fl 32084**

CHILLER MEDIC WILL
PROVIDE YOU WITH 24
HOUR TECHNICAL
SUPPORT, 24 HOUR
SERVICE, ANSWERS
TO ALL HVAC NEEDS.
OUR GOAL IS TO
WORK TOGETHER TO
PROVIDE YOU THE
SOLUTION YOU
DESIRE AND EXPECT.
AT A COST YOU
DESERVE.



Together with

AIR CONDITIONING AND HEATING



RESIDENTIAL AND COMMERCIAL

LIC: CAC1818565

Email: david@chillermedic.com

Phone #: 904-814-9677

Original

Chiller Medic Inc.

CHILLER MEDIC WILL PROVIDE YOU WITH 24 HOUR TECHNICAL SUPPORT, 24 HOUR SERVICE, ANSWERS TO ALL HVAC NEEDS. OUR GOAL IS TO WORK TOGETHER TO PROVIDE YOU THE SOLUTION YOU DESIRE AND EXPECT. AT A COST YOU DESERVE.

To, Saint Johns County Jail

Attached is the requested proposal from Chiller Medic.

Chiller Medic Introduction

Chiller Medic is committed to educating our customers about the opportunities and benefits of energy efficiency, and to promote the adoption of technologies and processes to reduce energy intensity in their facilities. We will perform all work in a professional manner and we will treat your property with the respect it deserves. We are also there to provide you with instruction, information and support to ensure that you are 100% satisfied with our services. We provide flexible end to end solutions that assist companies and individuals to meet their HVAC needs by giving the best possible service at an affordable fee. Chillers often represent a plant's single largest electric load, but factor in fouled tubes, leaking refrigerant, non-condensables, or other factors, and operating costs can quickly escalate by 10% or more. Operating chillers at their peak performance will save energy and maintenance costs. We provide the expertise to notice these problems before they escalate and provide proactive solutions through our preventive maintenance program.

We would like to thank you for your consideration of our proposal.

Questions relating to any aspect of this proposal can be directed to.

David Lampp @904-814-9677 _____ 4-24-2024

Enclosed: Proposal

Original

Chiller Medic Inc.

Service Features and Benefits

CHILLER MEDIC WILL PROVIDE YOU WITH 24 HOUR TECHNICAL SUPPORT, 24 HOUR SERVICE, ANSWERS TO ALL HVAC NEEDS. OUR GOAL IS TO WORK TOGETHER TO PROVIDE YOU THE SOLUTION YOU DESIRE AND EXPECT. AT A COST YOU DESERVE.



When it comes to managing energy and operational costs, businesses and organizations have never been more challenged than they are today. Because the cost of energy is likely to continue to rise, even small improvements in efficiency can add up to significant budgetary savings over time. Our service will provide you with a proactive approach. With a proactive approach, you not only get more life out of your equipment and more energy-efficient operation, you can save an estimated 12-18% of your budget compared to making reactive repairs. Research has shown that regular maintenance can cut unexpected breakdowns by **70 to 75%** and lower repair cost up to 30%. Also Reducing down time by up to 40% and lower energy cost up to 30%. This proactive approach is what we would like to bring to all the UNF facilities. Under our Chiller Maintenance Agreement, trained and experienced technicians perform the periodic maintenance needed to keep your systems running at its best, so you no longer have to plan, schedule or manage routine maintenance. We're fully trained to perform maintenance on all major Chiller manufactures such as Trane, York, McQuay and Carrier.



Our Promise,

Our technicians have provided maintenance and complete rebuild service to all of the equipment listed in the equipment list. All our chiller technicians each have 10 plus years experience in providing maintenance and repairs. You will receive a chiller technician for any chiller service not a maintenance technician. All electrical and refrigerant side work will also be provided with a certified chiller technician and not a apprentice or maintenance technician. Most large chiller service providers use their maintenance contracts to provide on the job training for their apprentices. Thus supplying you with inexperienced maintenance that can often increase your energy and repair cost. Chiller medic will provide a complete and professional service with a trained chiller technician. We provide all software to our technicians to connect to your Trane chiller interfaces. (Tech view and Tracer TU).

Our technicians have provided maintenance and rebuild services at Baptist Medical and the Mayo Clinic. These sites have equipment very similar to the UNF Facilities. We also have provide maintenance and rebuild services to the Baptist Main Chiller Plant. Other contract customers include Renaissance Hotel and Convention Center at World Golf Village. First Coast Technical College in Saint Augustine and Palatka.

Original

Chiller Medic Inc.

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Tag - CHILLER ACHX-D-1

- **Manufacturer DBM**
- **Chiller - ACHX-D 200T - ARMHR**
- **R 513a Refrigerant**
- **Voltage: 200V/3ph/60Hz**
- **Main incoming isolator - non fused disconnect**
- **Dual Compressor Unit**
- **Compressor Isolation Valves**
- **5 Year Compressor Warranty**
- **Condenser coil with copper tubes / aluminum fins & DB coating**
- **ASME rated vessel**
- **Protective grille condenser**
- **DB Director Controller with BacNet IP communication**
- **Design ambient (°F): 95.00**

Ice termination Set point Installed

Install Dunham Bush screw chiller.

All piping and electrical is included.

Reconnect controls and dispose of old chiller.

Original

Chiller Medic Inc.

Total
270,000.00

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AT A COST YOU
DESERVE.

Sign _____ **Date** _____

St Johns County Criminal Justice Complex
3955 Lewis Speedway
St. Augustine, Fl. 32084

Project

Replacement of (1) 185 ton chiller

Existing chiller # 2 - Trane Model #RTAC 185A UW0H UAGQ N4WY 1CDB NC5U N11N
N0EX N Serial # U12B02587

SUMMARY

The General Conditions shall be carefully examined before proposals of any work is submitted. Nothing contained herein shall be so construed to relieve the Contractor from doing his work according to the true intent and meaning of these specifications. He will be held to provide and install all materials and equipment and shall furnish all labor, tools, and equipment necessary for the complete, prompt, and satisfactory execution of the work. He is also responsible for the proper coordination of his work with all other trades.

The Contractor shall bear all expenses incidental to the satisfactory completion of the work contained in these specifications.

SCOPE

A. Perform work and provide material and equipment as shown, specified and/or indicated in specifications.

B. Completely coordinate the work of all other applicable trades and provide a complete and fully functional installation.

C. Specifications form complementary requirements; provide work specified and not shown, and work shown and not specified as though explicitly required by both. Although work is not specifically shown or specified, provide supplementary or miscellaneous items, appurtenances, devices, and materials obviously necessary for a sound, secure and complete installation.

D. It is the intent that these Specifications are to establish minimum requirements for methods, products, and equipment and to provide distribution and systems finished, tested and ready for operation. Incidental details not usually shown or specified, but necessary for proper installation and operation shall be included in the work and this Contractor's estimate, the same as if specified and/or encountered.

E. Prior to installation, determine the exact route and location of each raceway and piece of equipment to minimize conflicts with other trades.

F. Contractor shall obtain permits and licenses, pay fees and back-charges, and obtain

necessary approvals from authorities that have jurisdiction as required to perform work in accordance with all legal requirements.

G. Work consists of furnishing all labor, material, equipment, and services necessary and reasonably incidental to the proper completion and proper operation of the chiller and systems. **There MUST be one chiller operational at all times providing climate control to building.** The work shall consist of but shall not necessarily be limited to the following:

1. Replacement of Chiller #2 – 185 ton, 200 volt. For ice plant and building cooling

- 185 Ton Air Cooled Water Chiller with two Rotary Screw Compressors
- 25% Ethylene Glycol
- Sound Attenuator for compressors with weatherproof compressor enclosure
- Provide unit isolators
- Unit needs to have two refrigerant circuits
- Microcomputer and a menu driven digital display that controls all chiller functions
- 200Volt / 3Phase / 60 Hz with SCR and Circuit Breaker with handle to disconnect the main power
- 2 pass evaporator barrel with heaters and 1.5" insulation and suction line insulation
- Factory installed flow switch
- Building Automation System will control on/off/temperature, Ice making and second Stage cooling
- Low ambient temperature head pressure control
- Oversized High Efficiency coils with Complete E-Coat on condenser coils (wide ambient)
- Hail guards
- Condenser sound reduction fans with VFD
- Oil coolers
- BACnet interface 20 point and translator to communicate with ALC
- Factory installed Transformer and Wye-delta power starter
- R-134a Refrigerant charge with isolation valves
- Architectural louver panels
- Unit startup by Manufacturer
- 1 thru 5 years Labor, Parts and Refrigerant Warranty

2. Chilled water Piping, materials, and installation from new chiller to isolation valves
3. Control wiring as needed
4. Electrical wiring as needed. No joints in high voltage wires
5. Install new sch40 galvanized pipe stands as required
6. Install new pressure and temperature gauges on supply and return chilled water lines
7. Install new sensors and differential pressure sensor
8. Replace manual operated chilled water valves and balancing valve. This must be done with minimal system down time.
9. Electric belimo valve to be re-used

10. Pressure test new piping
11. Insulate new chilled water piping with finishes to match existing piping
12. All conduit to be sch40 galvanized pipe
13. Extend concrete pad if required
14. Recover ethylene glycol from existing chiller to be re-used in new chiller
15. Any schedule 40 galvanized conduit that shows signs of rust must be replaced

H. Contractor is responsible for the proper disposal of the chillers, refrigerant, insulation, piping, and all other debris.

I. Contractor is responsible for the proper clean-up of any refrigerant/oil leak during change out

J. Sub contract with Certified Controls or approved vendor to disconnect, re-connect, and setup the ALC Control system

K. Provide factory-authorized start up on chillers and have Control vendor on site at start-up

L. Provide a Certified Test, Adjust and Balance on the Hydronic system

M. Prep all work as much as possible to allow for minimal downtime on chiller change out

N. Perform daily clean-up of tools, materials and debris removal from site associated with job

O. The Contractor shall patch, repair, or replace any item damaged by the demolition at no additional costs to the Owner. The repair shall be conducted to match the surface of item that was damaged, and must be approved by the Owner or Owners representative.

P. Provide dumpsters

Q. Provide bathroom facility