

## AGREEMENT FOR CENTRAL ENERGY MAINTENANCE AND REPAIR PD 13-14.058

**THIS AGREEMENT** is made this 1<sup>st</sup> day of October, 2014 (hereinafter referred to as "Effective Date"), by and between Escambia County, Florida, a political subdivision of the State of Florida (hereinafter referred to as "County"), whose mailing address is 221 Palafox Place, Pensacola, Florida 32502, and Engineered Cooling Services, Inc. (hereinafter referred to as "Contractor"), a foreign for profit corporation authorized to conduct business in the State of Florida, whose federal identification number is 87-0769487, and whose principal address is 2801 North Davis Highway, Pensacola, Florida 32503.

### WITNESSETH:

**WHEREAS**, on June 9, 2014, the County issued an Invitation to Bidders (PD 13-14.058) seeking vendors to provide certain central energy maintenance and repair services; and

**WHEREAS**, Contractor was the most responsive and responsible bidder proposing to provide such services; and

**WHEREAS**, the County desires to enter into an agreement with the Contractor for the provision of such services as set forth herein.

**NOW, THEREFORE**, in consideration of the mutual terms and conditions, promises, covenants and payments hereinafter set forth, the County and the Contractor agree as follows:

1. Recitals. The recitals contained in the preamble of this Agreement are declared to be true and correct and are hereby incorporated into this Agreement.
2. Term. This Agreement shall commence as of the effective date and continue for a term of three (3) years. Upon mutual agreement of the parties, the Agreement may be renewed for two (2) additional one (1) year terms.

After exercising all options to renew, the County may unilaterally extend this Agreement for an additional six (6) months. The County shall provide written notice of the desire to extend the agreement no later than sixty (60) days prior to the expiration of the last one (1) year renewal period. The total duration of this agreement, including the exercise of all options to renew/extend, shall not exceed the duration of five (5) years and six (6) months.

3. Scope. Contractor agrees to perform in accordance with the terms and conditions as outlined in Escambia County's Invitation to Bidders for Central Energy Plant Contract, Specification No. P.D. 13-14.058, attached hereto as Exhibit "A". In the event of a conflict between the terms of the Exhibit referenced above and this Agreement, the terms of this Agreement shall prevail.

4. Pricing. County shall pay Contractor for such services in accordance with the Contractor's Bid Form, dated June 9, 2014, provided as part of the Contractor's Proposal, attached hereto as Exhibit "B".

5. Purchase Orders. The County shall assign tasks to the Contractor in writing utilizing work orders relating to a blanket purchase order or by individual purchase order. The task(s) to be accomplished shall be described in detail and the time frame in which it needs to be accomplished will be stated in the work order. No minimum quantity of work is guaranteed during the term of this agreement, and only those tasks assigned pursuant to a work order may be compensated.

6. Method of Billing. Contractor shall submit invoices to County on a monthly basis. Invoices shall reflect the amount due and owing for monthly fees with appropriate supporting documentation. The County agrees it shall make its best efforts to pay Contractor within thirty (30) days of receipt and approval of Contractor's invoice.

7. Termination. This Agreement may be terminated for cause or convenience by the County upon providing thirty (30) days written notice to Contractor. This Agreement may be terminated for cause by the Contractor upon providing ninety (90) days written notice to the County. In the event of termination by either party as provided herein, the County shall be paid for materials purchased through the date of termination.

8. Indemnification. The Contractor agrees to save harmless, indemnify, and defend County and its agents, officers and employees from any and all claims, suits, actions, damages, liabilities, expenditures or causes of action of any kind, losses, penalties, interest, demands, judgments, and cost of suit, including attorneys' fees and paralegals' fees, for any expense, damage or liability incurred by any of them, whether for personal injury, death, property damage, direct or consequential damages, or economic loss, including environmental impairment, arising directly or indirectly, on account of or in connection with the Contractor's negligent, reckless, or intentional wrongful misconduct in the performance of this Agreement or by any person, firm, or corporation to whom any portion of the performance of this Agreement is subcontracted to or used by the Contractor or by anyone for whom the Contractor is legally liable. The parties understand and agree that such indemnification by the Contractor relating to any matter, which is the subject of this Agreement, shall extend throughout the term of this Agreement and any statutes of limitation thereafter. The Contractor's obligation shall not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion or omission from any policy of insurance. The Contractor agrees to pay on behalf of Escambia County, as well as provide a legal defense for the County, both of which will be done only if and when requested by the County, for all claims relating to this Agreement. Such payment on the behalf of the County shall be in addition to any and all other legal remedies available to the County and shall not be considered to be the County's exclusive remedy.

9. Insurance. The Contractor is required to carry the following insurance:

- (a) Commercial General Liability with \$1,000,000 minimum per occurrence, including coverage parts of bodily injury, property damage, broad form property damage, personal injury, independent contractors, blanket contractual liability, and completed operations.
- (b) Business Automobile Liability with \$1,000,000 per occurrence minimum combined single limits for all hired, owned, and non-owned vehicles.
- (c) Excess or Umbrella Liability coverage.
- (d) Florida statutory workers' compensation and employers' liability with employer's liability limits of at least \$100,000 each accident and \$100,000 each employee/\$500,000 policy limit for disease.
- (e) It is understood and agreed by the parties that in the event that the Contractor consists of a joint venture, partnership, or other association of professional or business firms, each such firm shall be required to individually carry the above cited coverages.
- (f) Contractor agrees all liability coverage shall be through carriers admitted to do business in the State of Florida. Certificates of insurance shall be provided to the County prior to commencement of work hereunder. Certificates shall reflect the additional insured status of Escambia County and shall provide for a minimum of thirty (30) days notice of cancellation. Escambia County and the Board of County Commissioners also shall be the certificate holders.

10. Independent Contractor Status. In the performance of this Agreement hereunder, Contractor is an independent contractor. Contractor shall not hold itself out as an employee, agent or servant of the County; and Contractor shall not have the power or authority to bind the County in any promise, agreement or representation, other than as specifically provided in this Agreement or as may be expressly provided hereafter in writing by an authorized official of the County.

11. Notice. Any notice, payment or other communication under this Agreement required hereunder or desired by the party giving such notice shall be given in writing and delivered by hand or through the instrumentality of certified mail of the United States Postal Service or private courier service, such as Federal Express. Unless otherwise notified in writing of a new address, notice shall be made to each party as follows:

To: Engineered Cooling Services, Inc.  
Attention: Ray Rodriguez  
2801 North Davis Highway  
Pensacola, Florida 32503

To: Escambia County  
Attention: County Administrator  
221 Palafox Place, Suite 420  
Pensacola, Florida 32502

Rejection, or other refusal by the addressee to accept, or the inability of the courier service or the United States Postal Service to deliver because of a changed address of which no notice was given, shall be deemed to be receipt of the notice sent. Any party shall have the right, from time to time, to change the address to which notices shall be sent by giving the other party at least ten (10) days prior notice of the address change.

12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and the parties stipulate that venue shall be in the County of Escambia.

13. Public Records. The Contractor acknowledges that this Agreement and any related financial records, audits, reports, plans correspondence, and other documents may be subject to disclosure to members of the public pursuant to Chapter 119, Florida Statutes. In the event the Contractor fails to abide by the provisions of Chapter 119, Florida Statutes, the County may, without prejudice to any other right or remedy and after giving the Contractor seven days written notice, during which period the Contractor still fails to allow access to such documents, terminate the contract.

14. Entire Agreement. This Agreement contains the entire agreement between the parties and supersedes all prior oral or written agreements. Contractor acknowledges that it has not relied upon any statement, representation, prior or contemporaneous written or oral promises, agreements or warranties, except such as are expressed herein. The terms and conditions of this Agreement can only be amended in writing upon mutual agreement of the parties.

15. Compliance with Laws. Contractor agrees to comply with all federal, state and local laws, rules, policies, or guidelines related to the performance of this Agreement, including, but not limited to, all Occupational Safety and Health Administration (OSHA) requirements.

16. Assignment of Agreement. This Agreement, or any interest herein, shall not be assigned, transferred, or otherwise encumbered, under any circumstances, by Contractor without the prior written consent of the County. However, the Agreement shall run with the Escambia County Board of County Commissioners and its successors.

17. Miscellaneous. If any term or condition of this Agreement shall be invalid or unenforceable, the remainder of the terms and conditions of this Agreement shall remain in full force and effect. This Agreement shall not be more strictly construed against either party hereto by reason of the fact that one party may have drafted or prepared any or all of the terms and provisions hereof.

18. Annual Appropriation. Pursuant to the requirements of Florida law and Article II of Chapter 46, Escambia County Code of Ordinances, the County's performance and



obligation to fund this Agreement shall be contingent upon an annual appropriation by the Escambia County Board of County Commissioners.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature:

COUNTY:  
BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA

ATTEST: PAM CHILDERS  
Clerk of the Circuit Court

By:   
Lumon J. May, Chairman

Date: 7/9/2014

By:   
Deputy Clerk

BCC Approved: 06-26-2014



Approved as to form and legal sufficiency

By/Title:   
Date: 07/31/14

CONTRACTOR: ENGINEERED COOLING SERVICES, INC.

ATTEST:  
  
By:   
Corporate Secretary

By:   
Ray Rodriguez, Vice President

Date: 06-26-2014

(SEAL)

## SCOPE OF WORK ATTACHMENT A

### Preventive Maintenance and Repair Contract for the Following Buildings

1. **M.C. Blanchard Judicial Center**, 190 West Government Street-Energy Plant  
(3 each) Water Cooled Chillers and Related Equipment.
2. **Central Office Complex**, 3363 West Park Place  
(1 each) Air Cooled Chiller and Related Equipment.
3. **Downtown Main Library**, 200 West Gregory Street  
(1 each) Air Cooled Chiller, Boiler and Related Equipment

### Scope of Work Requirements:

Vendor shall provide all labor, material, refrigerant, oil and all other expenses to provide an all inclusive maintenance contract on all listed and related system equipment.

Vendor must respond on site within a 2-hour period to an emergency call from the County, after hours, weekends, and holidays are included.

Vendor shall properly operate, maintain, and repair all listed and related system equipment, to insure the highest level of operating efficiency, reliability, and physical appearance. All work is to be completed in a timely manner.

Vendor will insure a safe and clean work environment. Vendor will comply with all rules, regulations, standards, codes, ordinances and laws of local, state and federal governments during the contract period.

Vendor shall provide either a bi-weekly or monthly maintenance on all listed and related system equipment.

Vendor shall provide annual shut down inspections on the Chillers.

Vendor shall provide semi-annual oil analysis on the Chillers.

Vendor shall provide annual condenser tube inspection in conjunction with the chemical company providing chemical treatment to the system.

Vendor shall clean the Cooling Towers a minimum of 2 times per year.

Vendor shall perform all O.E.M. recommended preventative maintenance on all listed equipment.

When required, all tube plugging and chemical cleaning of chiller tubes are to be covered during the Contract period.

Vendor shall provide all chemical treatment, system maintenance and repair to all listed chiller system equipment.



**Scope of Work Requirements (Continued):**

Vendor shall advise customer upon arrival and shall advise customer of existing or corrected deficiencies prior to departure.

Escambia County Facilities Management reserves the right to add or delete equipment/sites as needed during the contract period.

Upon completion of each month, a typed report will be presented to the Escambia County Facilities Maintenance Representative for review. The report will include the following:

- A. Description of work performed during the bi-weekly or monthly inspections.
- B. Annual shut down inspection reports on all listed and related system equipment, if due.
- C. The semi-annual oil analysis report, if due.
- D. The Eddy current reports are to be conducted on the condenser every 3 years (Due in 2014) and the evaporator tubes every 5 years (Due in 2014).

## **Low pressure Centrifugal Chillers**

### **Task List for Start-up Preparation and Inspection**

- Advise customer upon arrival.**
- Check refrigerant and oil levels.**
- Check oil sump, purge oil heaters and temperatures.**
- Check and test all operating and safety controls.**
- Check the starter operation.**
- Start the chiller and calibrate controls.**
- Check the purge unit operation.**
- Log operating conditions after system and unit stabilize.**
- Review operating procedures and owner's log with operator.**
- Check auxiliary equipment operation.**
- Advise customer of deficiencies and when they will be corrected.**
- Perform O.E.M. recommended preventative maintenance on all equipment listed.**

### **Task List for Operating Inspections**

- Inspect Chiller and adjust safety controls.**
- Check purge operation.**
- Check operation of controls.**
- Check oil and refrigerant levels.**
- Check operation of the lube system.**
- Check the oil return system.**
- Check operation of the motor and starter.**
- Record operating conditions.**
- Review log and chiller system operation with the operator.**
- Check condenser and evaporator water flows.**
- Check the refrigerant cycle to verify the proper operating balance.**
- Check condenser water and chilled water heat transfer.**
- Log and report repairs/parts that are needed.**
- Advise operator when repairs should be completed.**
- Perform mechanical cleaning on condenser tubes.**
- Perform mechanical cleaning on evaporator tubes, as needed.**
- Disassemble compressor motor starter contacts and clean.**
- Inspect mechanical linkage of starter.**
- Vacuum clean starter cabinet.**
- Conduct Eddy current tests on the condenser and evaporate, if due.**
- Perform O.E.M. recommended preventative maintenance on all equipment listed.**

### **Task List for Compressor Motor Assembly**

- Advise customer upon arrival.**
- Record Voltages.**
- Meg and record motor winding resistance.**



### **Low pressure Centrifugal Chillers- Continued:**

Check inlet vane operator and linkage; lubricate where required.  
Conduct semi-annual analysis on oil and oil filter at an independent laboratory.  
Change oil as test indicates. (Facilities Management will arrange for disposal of the oil.)  
Advise operator of deficiencies and when repairs should be completed.  
Perform O.E.M. recommended preventative maintenance on all equipment listed.

### **Task List for Compressor Oil System**

Advise customer upon arrival.  
Change oil, oil filter and dryer as required.  
Conduct semi-annual analysis on oil and oil filter at an independent laboratory.  
(Facilities Management will arrange for disposal of the oil.)  
Check oil pump and motor.  
Check oil heater and thermostat operation.

### **Task Requirements for Motor Starter**

Run diagnostic check.  
Meg motor.  
Check and tighten all terminal connections.  
Check overloads and calibrate.  
Dry run starter (or before start-up); check light status.  
Clean or replace contacts.  
Check linkage.  
Perform O.E.M. recommended preventative maintenance on all equipment listed.

### **Task Requirements for the Control Panel**

Run diagnostic of micro control panel.  
Check safety shutdown operation.  
Check and tighten all terminal connections.  
Check display data and set points for accuracy.  
Perform O.E.M. recommended preventative maintenance on all equipment listed.

### **Task Requirements for the Purge Unit**

Inspect operation of the unit.  
Change filter drier.  
Check the condition and operations of all other components; record pressure control set point.  
Perform O.E.M. recommended preventative maintenance on all equipment listed.

## **Low pressure Centrifugal Chillers- Continued:**

### **Task Requirements for the Condenser**

Check flow switch.  
Check approach temperatures.  
Perform O.E.M. recommended preventative maintenance on all equipment listed

### **Task Requirements for the Cooler**

Check flow switch.  
Check refrigerant levels.

### **Task Requirements for the System**

Annually conduct a leak test and repair leak sources.  
Add refrigerant as required.  
Record condition of sight glasses.  
Check the refrigerant cycle to verify the proper operating balance.  
Check condenser and chill water heat transfer.  
Perform O.E.M. recommended preventative maintenance on equipment listed.

### **Task Requirements for Refrigerant Leak Detection System**

Perform O.E.M. recommended preventative maintenance on equipment listed.

### **Task Requirements for General Items**

Repair insulation removed for inspection and maintenance procedures.  
Clean equipment and surrounding area upon completion of work.  
Check sump pump heater operation  
Consult with the operator.  
Report deficiencies and repairs required.  
Check sump pump heater operation.

## **High pressure Centrifugal Chillers**

### **Task list for Start-up Preparation and Inspection**

- Advise customer upon arrival.**
- Check refrigerant and oil levels.**
- Check oil sump, purge oil heaters and temperatures.**
- Check and test all operating and safety controls.**
- Check the starter operation.**
- Start the chiller and calibrate controls.**
- Check the purge unit operation.**
- Log operating conditions after system and unit stabilize.**
- Review operating procedures and owner's log with operator.**
- Check auxiliary equipment operation.**
- Advise customer of deficiencies and when they will be corrected.**
- Perform O.E.M. recommended preventative maintenance on all equipment listed.**

### **Task List for Operating Inspections**

- Inspect Chiller and adjust safety controls.**
- Check purge operation.**
- Check operation of controls.**
- Check oil and refrigerant levels.**
- Check operation of the lube system.**
- Check the oil return system.**
- Check operation of the motor and starter.**
- Record operating conditions.**
- Review log and chiller system operation with the operator.**
- Check condenser and evaporator water flows.**
- Check the refrigerant cycle to verify the proper operating balance.**
- Check condenser water and chilled water heat transfer.**
- Log and report repairs/parts that are needed.**
- Advise operator when repairs should be completed.**
- Perform mechanical cleaning on condenser tubes.**
- Perform mechanical cleaning on evaporator tubes, as needed.**
- Disassemble compressor motor starter contacts and clean.**
- Inspect mechanical linkage of starter.**
- Vacuum clean starter cabinet.**
- Conduct Eddy current tests on the condenser and evaporate, if due.**
- Perform O.E.M. recommended preventative maintenance on all equipment listed.**

## **High pressure Centrifugal Chillers - Continued:**

### **Task list for Compressor Motor Assembly**

Advise customer upon arrival.  
Record voltages.  
Meg and record motor winding resistance.  
Lubricate open motor.  
Check alignment on open drive units.  
Check coupling.  
Check seals.  
Check inlet vane operator and linkage; lubricate where required.  
Perform O.E.M. recommended preventative maintenance on all equipment listed.

### **Task list For Compressor Oil System**

Advise customer upon arrival.  
Change oil, oil filter and dryer as required.  
Conduct semi-annual analysis on oil and oil filter at an independent laboratory.  
Check oil pump, seal and motor.  
Clean dirt leg.

### **Task list For Compressor Oil System Continued:**

Check oil heater and thermostat operation.  
Check all other oil system components including the cooler, strainer and solenoid valve.  
Perform O.E.M. recommended preventative maintenance on all equipment listed.

### **Task Requirements for Motor Starter**

Run diagnostic check.  
Meg motor.  
Check and tighten all terminal connections.  
Check overloads, dash pot oil and calibrate.  
Clean or replace contacts.  
Check linkage.  
Clean or replace air filter where required.  
Dry run starter (or before start-up); check lights.  
Perform O.E.M. recommended preventative maintenance on all equipment listed.

## **High pressure Centrifugal Chillers - Continued:**

### **Task Requirements for the Control Panel**

Run diagnostic of micro control panel.  
Check safety shutdown operation.  
Check and tighten all terminal connections.  
Check display data and set points for accuracy.  
Perform O.E.M. recommended preventative maintenance on all equipment listed.

### **Task Requirements for the Condenser**

Check flow switch operation.  
Check water flow.  
Check approach temperatures.  
Check refrigerant level.  
Perform O.E.M. recommended preventative maintenance on all equipment listed

### **Task Requirements for the System**

Annually conduct a leak test and repair leak sources.  
Add refrigerant, as required.  
Record condition of sight glasses.  
Check the refrigerant cycle to verify the proper operating balance.  
Check condenser and chill water heat transfer.  
Perform O.E.M. recommended preventative maintenance on equipment listed.

### **Task Requirements for General Items**

Repair insulation removed for inspection and maintenance procedures.  
Clean equipment and surrounding area upon completion of work.  
Consult with the operator.  
Report deficiencies and repairs required.



## **Reciprocating Air Cooled Chillers**

### **Task List for Operating Inspections**

- Check Auxiliary equipment operation.**
- Check refrigerant levels.**
- Check oil.**
- Check the crankcase heater, oil temperature, and lube system.**
- Check and test all operating and safety controls.**
- Check for proper voltage and starter operation.**
- Start the chill and condenser water pumps as needed.**
- Start the unit and calibrate controls and transducers.**
- Check the proper settings for sub cooling and superheat.**
- Log operating conditions after the unit stabilizes.**
- Review operating procedures with the operator.**
- Remove debris from inside and around the unit.**
- Inspect condenser coils for blockage and clean tubes.**
- Inspect and tighten electrical connections.**
- Check the fan motor operation after start-up.**
- Check the general condition and operation of the unit.**
- Log operating conditions and identify discrepancies.**
- Check for proper oil level and refrigerant charge.**
- Check the oil temperature, and crankcase heater.**
- Inspect starter, relays and controls.**
- Inspect the air-cooled condenser fans, and motor operation.**
- Remove debris from inside and around the unit.**
- Review operating procedures with the operator.**
- Check the evaporator chiller barrel heater for proper operation.**

### **Task List for Annual Equipment Shutdown Inspection**

- Meg and record motor winding resistance.**
- Check the oil level in the compressor, adding oil as required, and conducting an oil acidity test.**
- Conduct a leak check and repair leaks. Add refrigerant as needed.**
- Change the filter dryer.**
- Check the crankcase heater for proper operation.**
- Check the evaporator chiller barrel heater for proper operation.**
- Check and tighten power wiring on contactors and motor terminal boxes.**
- Clean all contactors and replace if necessary.**
- Check all relays, operating controls, and safeties.**
- Check and calibrate all controls, safeties, unloaders, and external interlocks.**
- Check the suction and discharge compressor valves.**

## **Screw Air Cooled Chillers**

### **Task List for Start-up Preparation and Inspection**

- Check Auxiliary equipment operation.**
- Check refrigerant levels.**
- Perform semi-annual oil analysis.**
- Check the compressor heater, oil temperature, and lube system.**
- Check and test all operating and safety controls.**
- Check for proper voltage and starter operation.**
- Start the chill and condenser water pumps as needed.**
- Start the unit and calibrate controls and transducers.**
- Check the proper settings for sub cooling and superheat.**
- Log operating conditions after the unit stabilizes.**
- Review operating procedures with the operator.**
- Remove debris from inside and around the unit.**
- Inspect condenser coils for blockage and clean tubes.**
- Inspect and tighten electrical connections.**
- Check the fan motor operation after start-up.**

### **Task List for Operating Inspections**

- Check the general condition and operation of the unit.**
- Log operating conditions and identify discrepancies.**
- Adjust operating controls if required.**
- Check for proper oil level and refrigerant charge.**
- Check the oil temperature and compressor heater.**
- Inspect starter, relays and controls.**
- Inspect the air-cooled condenser fans, and motor operation.**
- Remove debris from inside and around the unit.**
- Review operating procedures with the operator.**
- Check the evaporator chiller barrel heater for proper operation**

### **Task List for Annual Equipment Shutdown Inspection**

- Meg and record motor winding resistance.**
- Change the oil filter.**
- Check the oil level in the lube system; adding oil as required, and conducting an oil acidity test.**
- Conduct a leak check and repair leaks. Add refrigerant as needed.**
- Change the filter dryer.**
- Check the crankcase heater for proper operation.**
- Check the evaporator chiller barrel heater for proper operation.**
- Check and tighten power wiring on contactors and motor terminal boxes.**
- Clean all contactors and replace if necessary.**
- Check all relays, operating controls, and safeties.**
- Check and calibrate all controls, safeties, unloaders, and external interlocks.**

## **Smardt Air Cooled Chillers**

### **Task List for Start-up Preparation and Inspection**

- Check Auxiliary equipment operation.**
- Check refrigerant levels.**
- Check and test all operating and safety controls.**
- Check for proper voltage and starter operation.**
- Start the chill and condenser water pumps as needed.**
- Start the unit and calibrate controls and transducers**
- Check the proper settings for sub cooling and superheat**
- Log operating conditions after the unit stabilizes.**
- Review operating procedures with the operator.**
- Remove debris from inside and around the unit.**
- Inspect condenser coils for blockage and clean tubes.**
- Inspect and tighten electrical connections.**
- Check the fan motor operation after start-up.**
- Check the evaporator chiller barrel heater for proper operation.**

### **Task List for Operating Inspections**

- Check the general condition and operation of the unit.**
- Log operating conditions and identify discrepancies.**
- Adjust operation controls if required.**
- Inspect starter, relays and controls.**
- Inspect the air-cooled condenser fans, and motor operation.**
- Remove debris from inside and around the unit.**
- Review operating procedures with the operator.**
- Check the evaporator chiller barrel heater for proper operation.**

### **Task List for Annual Equipment Shutdown Inspection**

- Meg and record motor winding resistance.**
- Conduct a leak check and repair leaks. Add refrigerant as needed.**
- Change the filter dryer.**
- Check the evaporator chiller barrel heater for proper operation.**
- Check and tighten power wiring on contactors and motor terminal boxes.**
- Clean all contactors and replace if necessary.**
- Check all relays, operating controls, and safeties.**
- Check and calibrate all controls, safeties, unloaders, and external interlocks.**

## **Scroll Air Cooled Chillers**

### **Task List for Start-up Preparation and Inspection**

- Check Auxiliary equipment operation.**
- Check refrigerant levels.**
- Check crankcase heaters.**
- Check and test all operating and safety controls.**
- Check for proper voltage and starter operation.**
- Start the chill and condenser water pumps as needed.**
- Start the unit and calibrate controls and transducers.**
- Check the proper settings for sub cooling and superheat.**
- Log operating conditions after the unit stabilizes.**
- Review operating procedures with the operator.**
- Remove debris from inside and around the unit.**
- Inspect condenser coils for blockage and clean tubes.**
- Inspect and tighten electrical connections.**
- Check the fan motor operation after start-up.**
- Check the evaporator chiller barrel heater for proper operation.**

### **Task List for Operating Inspections**

- Check the general condition and operation of the unit.**
- Log operating conditions and identify discrepancies.**
- Adjust operation controls if required.**
- Check the oil temperature and crankcase heater.**
- Inspect starter, relays and controls.**
- Inspect the air-cooled condenser fans, and motor operation.**
- Remove debris from inside and around the unit.**
- Review operating procedures with the operator.**
- Check the evaporator chiller barrel heater for proper operation.**

### **Task List for Annual Equipment Shutdown Inspection**

- Meg and record motor winding resistance.**
- Check the oil level in the lube system; adding oil as required, and conducting an oil acidity test.**
- Conduct a leak check and repair leaks. Add refrigerant as needed.**
- Change the filter dryer.**
- Check the crankcase heater for proper operation.**
- Check the evaporator chiller barrel heater for proper operation.**
- Check and tighten power wiring on contactors and motor terminal boxes.**
- Clean all contactors and replace if necessary.**
- Check all relays, operating controls, and safeties.**
- Check and calibrate all controls, safeties, unloaders, and external interlocks**

## **Cooling Tower**

### **Task List for Annual Equipment Shutdown Inspection**

- Check volt/amps of fan motor(s)**
- Check and tighten all electrical connections.**
- Check all starters and contactors, replace as needed.**
- Check all safety controls.**
- Check and replace belts as needed.**
- Check sheaves for wear and replace as needed.**

### **Task List for Annual Equipment Shutdown Inspection**

- Check and clean fan shroud and blade assembly.**
- Check/lubricate motor bearings.**
- Check and lubricate blower/fan bearings.**
- Check and lubricate couplings.**
- Check and lubricate gear boxes. Replace fluid as required.**
- Check and clean strainers and screens.**
- Check and clean distribution pans/spray nozzles.**
- Check and clean sump/fill.**
- Check and adjust float level.**
- Check sump/pipe heaters.**
- Check overall condition of unit.**

### **Task List for Operational Inspection**

- Check volt/amps of fan motor(s)**
- Check and adjust belt tension.**
- Check sheaves and alignment for wear and replace as needed.**
- Check and adjust float level.**
- Check and clean strainers and screens.**
- Check and clean debris from unit.**
- Check distribution pans/spray nozzles.**
- Check blower/fan bearings.**
- Check motor bearings.**
- Check overall condition of unit.**

### **Task List for Shutdown Inspection**

- Check volt/amps of fan motor(s)**
- Clean sump/fill a minimum of twice a year.**
- Check drain and makeup water piping.**
- Check and clean strainers and screens.**
- Check and clean debris from unit.**
- Check distribution pans/spray nozzles.**
- Check blower/fan bearings.**
- Check overall condition of unit.**



## **Pumps**

### **Task List for Maintenance Inspection**

- Check volt/amps of fan motor(s)**
- Check and tighten all electrical connections.**
- Check all starters and contactors, replace as needed.**
- Check all operating and safety controls.**
- Check/lubricate motor bearings.**
- Check/lubricate pump bearings.**
- Check pump and motor alignment.**
- Check coupling.**
- Check mechanical seals.**
- Check packing.**
- Check strainers.**
- Check hand valves.**
- Check gauges for accuracy.**
- Check suction and discharge pressures.**
- Check mounts/vibration pads.**
- Check overall condition of unit.**

### **Task List Requirements for Operational Inspection**

- Check pump motor operation.**
- Check all starters and contactors, replace as needed.**
- Check pump motor amperage and record.**
- Check all operating and safety controls.**
- Check/lubricate motor bearings.**
- Check/lubricate pump bearings.**
- Check motor/pump alignment. Adjust as necessary.**
- Check coupling.**
- Check mechanical seals.**
- Check packing.**
- Check strainers.**
- Check hand valves.**
- Check gauges for accuracy.**
- Check suction and discharge pressures.**
- Check mounts/vibration pads.**
- Check overall condition of unit.**
- Perform O.E.M. recommended preventative maintenance on all equipment listed.**

## **Boiler**

### **Task List Requirements for Boilers**

- Check operation and calibration of gas train components.**
- Check/adjust igniter and flame rod assembly.**
- Check/clean pilot and burner orifices as required.**
- Check/clean combustion blower.**
- Check for water leaks.**
- Check burner operation sequence.**
- Check combustion efficiency.**
- Check operation/safety controls.**
- Check/tighten all electrical connections.**
- Check all starters and contactors, replace as needed.**
- Check/lubricate all motors and fan bearings.**
- Check safety relief valve.**
- Check gages for accuracy.**
- Check/adjust low water cutoff control.**
- Check/adjust water feed valve.**
- Check circulator pump operation.**
- Check expansion tank.**
- Check for unusual noise/vibration.**

### **Task List Requirements for Operational Inspection**

- Check operation and calibration of gas train components.**
- Check/adjust igniter and flame rod assembly.**
- Check/clean pilot and burner orifices as required.**
- Check/clean combustion blower.**
- Check for water leaks.**
- Check burner operation sequence.**
- Check operation/safety controls.**
- Check all starters and contactors, replace as needed.**
- Check/lubricate all motors and fan bearings.**
- Check safety relief valve.**
- Check gages for accuracy.**
- Check/adjust low water cutoff control.**
- Check breaching and draft regulator.**
- Check circulator pump operation.**
- Check expansion tank.**
- Check for unusual noise/vibration**

## **Judicial Center Central Energy Plant Equipment List**

York Chiller # 1 – 345 Ton – Model #YSDCCBS3-CLC, Serial #SDGM960510  
York Chiller # 2 – 700 Ton – Model #YKKPK2H9-CUG, with VFD  
York Chiller # 4 – 800 Ton – Model # YKFBGBHT-CWF, with VFD

Aurora Chill Water Pump - Primary, 411-8X8– 20 HP (CHP # 4)  
Aurora Chill Water Pump - Secondary, 411-4X5X11A, 30 HP (CWP # 4) with VFD  
Aurora Chill Water Pump - Secondary, 411-4X5X11A, 30 HP (CWP # 5) with VFD  
Aurora Condensing Water Pump 411-8X10X12 (CTP-# 3) 60 HP

Taco Chill Water Pump # 1 - 10 HP Primary Chill Water Pump  
Taco Chill Water Pump # 2 - 20 HP Primary Chill Water Pump  
Taco Chill Water Pump # 4 - 25 HP Secondary Chill Water Pump, with (VFD)  
Taco Chill Water Pump, # 5 - 25 HP Secondary Chill Water Pump, with (VFD)  
Taco Chill Water Pump, # 6 -25 HP Secondary Chill Water Pump, with (VFD)

Weir Condensing Water Pumps (3) – Type #11JKH

Variable Frequency Drives (2) for Secondary Chill Water Pumps  
Graham Variable Frequency Drives (3), Model #VLT3500 for Secondary  
Chill Water Pumps

Evapco Cooling Tower - USS-29-024, Serial # 4-104372, (CT - 013)  
Evapco Cooling Tower - USS-29-024, Serial # 4-104373, (CT- 014)  
Marley Cooling Tower – Model #368-102, Serial #368-6-12477-77, (CT-007)  
Marley Cooling Tower – Series #10, Serial #126419-368-102-98, (CT-008)

Quincy Air Compressor – Model #MQT5DT5HP, Serial #5066079

Chemical Treatment System for Plant Equipment

Sherlock (by Genesis International Inc.) Refrigerant Leak Detector – Model #402  
and Sensors

Hankinson Air Dryer – Model #8025-115, Serial #0317-101-9904-195N

## **Central Office Complex Equipment List**

**Smardt Chiller # 1-120 Ton - Model # SA0540-2-4FV Serial # FF0010E212Q0414**

**Taco Chill Water Pump # 1 - 15 HP**

**Taco Chill Water Pump # 2 - 15 HP**

**Chill Water Pump Allen Bradley VFD # 1 -15HP Model # ACH550-CC-023A**

**Chill Water Pump Allen Bradley VFD # 2 -15HP Model # ACH550-CC-023A**

## **Main Downtown Library Equipment List**

**McQuay Chiller # 1- 210 Ton - Model # AWS210ADPEVNN-ER10**

**Taco Chill Water Pump # 1 – 15 HP**

**Chill Water Pump Trane VFD # 1 -15 HP**

**Raypak Boiler # 1 - Model # H7-1505 Serial # 1105324837**

**Taco Hot Water Pump # 1 – 5 HP**

**Hot Water Pump Trane VFD # 1 – 5 HP**

**BID FORM**  
Specification Number PD 13-14.058  
**CENTRAL ENERGY PLANT CONTRACT**

Date: 06-09-2014

Board of County Commissioners  
Escambia County, Florida  
Pensacola, Florida 32502

Commissioners:

In accordance with your "Invitation for Bids" and "Instructions to Bidders" for Central Energy Plant Contract as described and listed in this Invitation for Bids, and subject to all conditions thereof, I, undersigned, hereby propose to provide at the following price:

**M.C. Blanchard Judicial Center:**

Total Bid to provide service once a month: \$ 4,745.00/per month

Total Bid to provide service twice a month: \$ 4,995.00/per month

**Central Office Complex:**

Total Bid to provide service once a month: \$ 745.00/per month

Total Bid to provide service twice a month: \$ 895.00/per month

**West Florida Regional Library:**

Total Bid to provide service once a month: \$ 400.00/per month

Total Bid to provide service twice a month: \$ 500.00/per month

**Additive Alternate M.C. Blanchard Judicial Energy Plant Center:**

**Option #1:**

Total Price for an additional Eddy current test for tube bundle, per request. \$ 4,035

**Additive Alternate Central Office Complex:**

**Option #2:**

Total Price for an additional Eddy current test for tube bundle, per request. \$ 720.00/

**Additive Alternate West Florida Regional Library:**

**Option #3:**

Total Price for an additional Eddy current test for tube bundle, per request. \$ N/A

**Evaluation of Options**

The County shall evaluate offers for award purposes by adding the total price for all options. However, the evaluation of options will not obligate the County to exercise the option(s).

**CONTRACTOR REQUIREMENTS**

Acknowledgment is hereby made of receipt of the following addenda issued during the bidding period:

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_ Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_ Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

**SEAL IF BID IS BY CORPORATION**

State of Florida Department of State Certificate of Authority  
Document Number F06000005097

Bidder: Engineered Cooling Services, Inc.

Occupational License No. CMC39591

By: Ray Rodriguez

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