

AGENDA ITEM FOR ADMINISTRATIVE MEETING

() Discussion only
(X) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Stafford Hansell Government Center Chiller

<p>Background: The County issued a Request for Proposals for chiller replacement at the Stafford Hansell Government Center. One proposal was received from HMS Commercial Service in the amount of \$126,437.</p> <p>The recommendation from the department is to award the contract to the one proposal.</p>	<p>Requested Action: Approve contract for Stafford Hansell Government Center chiller replacement with HMS Commercial Service in the amount of \$126,437</p>
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ATTACHMENTS: Proposal

Checkoffs:

- () Dept. Head (copy)
- () Budget (copy)
- () Legal (copy)

To be notified of Meeting:
Mark Tanner

Scheduled for meeting on: June 29, 2022

Action taken:

HMS COMMERCIAL SERVICE, INC.

HVAC SERVICE & CONTROLS

Account Manager: Josh Brister

Email: joshb@hmsinc.us

Office: (503) 220-0394

Cell: (503) 267-1847

Response to Invitation to Bid



Stafford Hansell Government Center

Air Cooled Chiller Replacement

915 SE Columbia Drive

Hermiston, OR

Reference: Umatilla County- Stafford Hansell Government Center
Air-Cooled Chiller Replacement

Subject: Letter of Interest

Mr. Lonai,

We are pleased to submit to you our proposal (ITB) for the above referenced project. We appreciate the opportunity you and Umatilla County afforded to participate in the ITB process and hope the information provided will help with your decision.

HMS Commercial Service, Inc. is submitting our information based upon the award of the following project for the replacement of the air-cooled chiller.

If awarded the chiller replacement project, we will commit our company strengths giving Umatilla County a chiller plant they can be proud of and know us at HMS Commercial Service Inc. as a contractor they can trust.

HMS Commercial Service, Inc. deems the information provided to be true and understand if awarded the terms of the contract.

Submitted by: Josh Brister



Date: 6/6/22

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Performance:

Maintaining quality is conducted by in house inspections, reporting of work in process and weekly analysis of labor and material costs and reviewing possible cost overruns. HMS Commercial Service, Inc. has the latest Successware21 accounting software that can produce any report for the project managers to allow us the information where we are on a project. Schedule overruns, costs are critical to estimates and it's important for us to watch both and continue to revise schedules weekly or bi-weekly. The following is the estimated projected schedule for this project.

Projected Schedule:

1. June 15, 2022: Submit Proposal
2. June 2022: Awarded Chiller Replacement Project
 - a. Provide design & submittal data
 - b. Procure required equipment (30week lead time)
 - c. Procure permit
 - d. System layout & Coordination
3. January 1, 2023: Start project
4. January 31, 2023: Finish project
 - a. Punch list
 - b. OEM & Literature
 - c. Final inspections
 - d. Final Sign-off

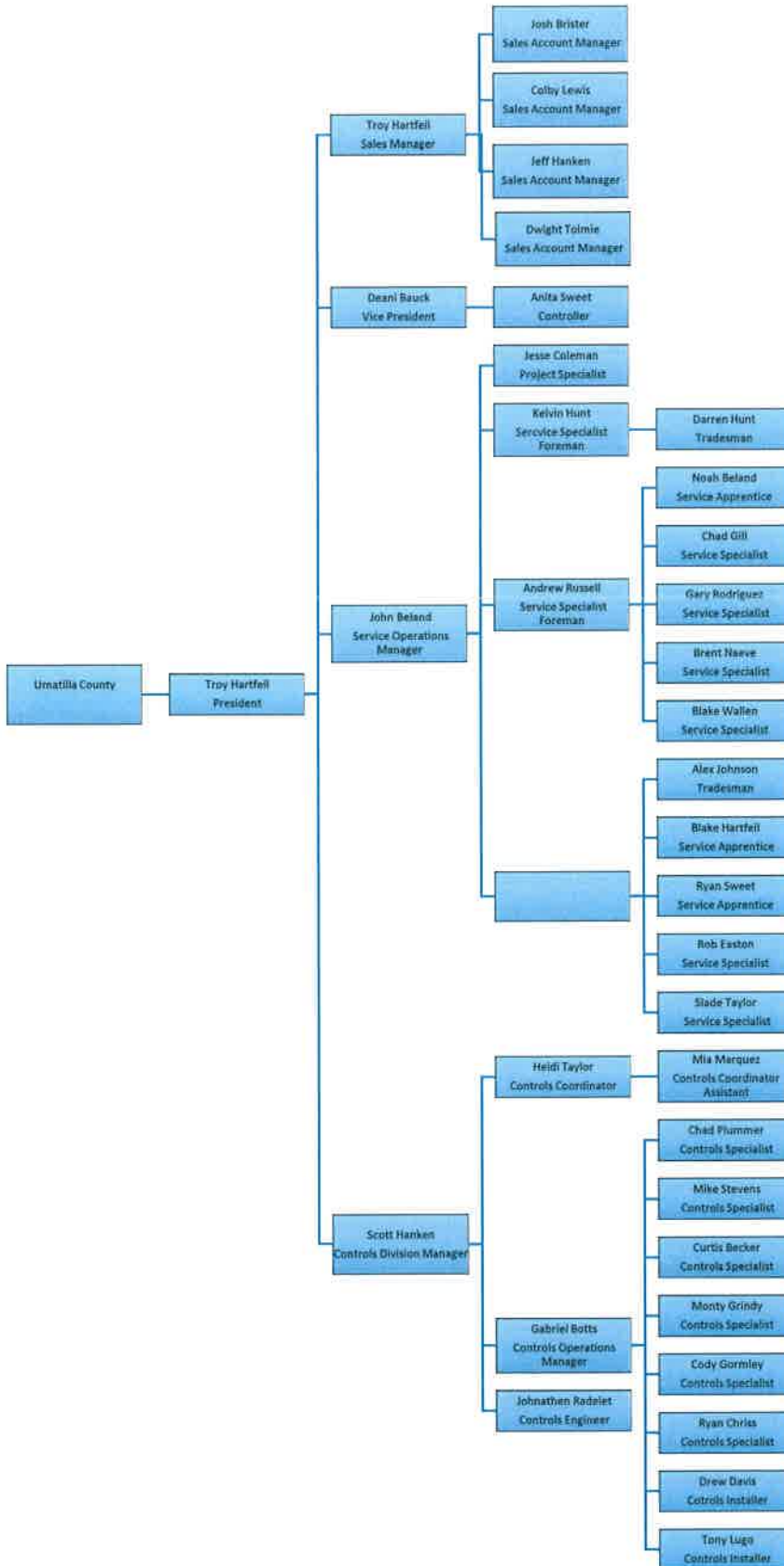
Experience and Coverage:

HMS Commercial Service, Inc. has been in business providing complete mechanical services and controls for over 10 years. Our focus is retrofit installations, replacement and service of mechanical equipment and building control systems in new and existing facilities. The individuals at HMS Commercial Service, Inc. have the experience and capabilities to manage all aspects of a project. Every job requires coordination, deliverables, and documentation. HMS Commercial Service, Inc. has a team of capable service and control technicians that understand each of their responsibilities. Knowing the urgency of our clients' needs and who will perform best from our team is our strength. Our team offers experiences on chillers, boilers, large commercial package equipment, pumps, fan systems, computer room units, cooling towers and miscellaneous HVAC equipment maintenance and repairs. Installation of new Schneider & Distech control systems, retrofit and integration of existing open building control systems. HMS Commercial Service, Inc. continually strives to improve upon its already highly successful approach to customer service and support. With each project HMS Commercial Service, Inc. is diligent in assessing the needs, concerns, and wants from a client to provide a holistic and innovative solution. HMS Commercial Service, Inc. is not interested in a project-by-project approach to the Controls & Service industry but rather looks to build a lifelong relationship with our clients providing them with the highest level of service and reliability.

- EC-NET™: Web-based Integrated Building Management System 
- BACnet™ and LonWorks™: HVAC Controllers, Air Quality, and Control 
- ES-Light™: Lighting Control for Interior, Outdoor, and Staircase 
- EC-Net™ Security: Access Control and CCTV 
- Open to Wireless™: Wireless, Battery-less, Surging, Wireless Mesh Networks 
- Energy Management and Metering 
- Multi-Media and Content Solutions 
- Other Building Systems and Applications: Elevators, Fire Alarm Equipment, etc. 



HMS Commercial Service, Inc Organizational Chart



Resumes:

Deani Bauck:

Deani has managed labor for over 20 years and is key to our projects communication from the field to clients. She has the ability not only to manage labor but brings years of experience in keeping projects on time. One of her many duties is entering cost and billings for each member in the Service organization. Her ability to make the proper decisions under pressure is one of her largest strengths.

Mike Pratasiewicz:

Mike has been in the HVAC mechanical service/ installation and controls industry for 20 years. Currently Mike is the Project Manager supervising install projects. Mike has managed projects of various sizes in K-12 Schools, Hospitals, City Municipalities, Commercial and Industrial Sites in the Oregon and Southwest Washington region.

Certifications:

- Oregon Electrical License
 - Oregon Class 5 Pressure Vessel License
 - York absorption chiller factory certified
 - York YK/YT centrifugal chiller factory certified
 - York YPAL RTU factory certified
 - KN/ RBI boiler factory trained
 - Taco pump system devices factory trained
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Andrew Russell:

Andrew has been in the HVAC mechanical service/ installation and controls industry for 15 years. Currently Andrew is a service specialist installing and maintaining boilers, chillers, large package unit and controls in many health care facilities, office buildings, high tech facilities, and K-12 schools in the Oregon and Southwest Washington region.

Certifications:

- Oregon Electrical License
- Oregon Class 5 Pressure Vessel License
- Factory trained in Smardt Chillers and start up

Jesse Coleman: Project Manager

Jesse has been in the HVAC mechanical service/ installation and controls industry for 14 years. Currently Jesse is the Project Manager supervising install projects. Jesse has managed projects of various sizes in K-12 Schools, Hospitals, City Municipalities, Commercial and Industrial Sites in the Oregon and Southwest Washington region.

Certifications:

- Oregon Class 5 Pressure Vessel License
 - Wabo certified structural welder
 - Certified pipe welder all positions
 - Operator's license:
 - Extended boom forklift
 - Forklift
 - Scissor lift
 - 10-ton crane
 - 10K front loader
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Slade Taylor: Service Specialist

Slade has been in the HVAC mechanical service/ installation and controls industry for 20 years. Currently Slade is a service specialist installing and maintaining chillers, large package units and controls in many health care facilities, office buildings, high tech facilities, and K-12 schools in the Oregon and Southwest Washington region.

Certifications:

- Oregon Electrical License
- Washington Electrical License
- EPA refrigerant handling license
- Oregon OSHA 30 license
- Oregon Class 5 Pressure Vessel License
- Trane Factory Certified: Intellipak 1 & II
- Trane Factory Certified: RTAC/ RTWD chillers
- Trane Factory Certified: Centravac centrifugal teardown
- Trane Factory Certified: Centrifugal chillers
- Trane Factory Certified: Rotary water/ air cooled chillers
- Factory Certified: Multistack/ Airstack chillers
- Factory Certified: Multistack Maglev flexsystem Gen 2 turbocore
- Factory Certified: Multistack Maglev Gen 3 turbocore
- Factory Certified: Danfoss Turbocor startup mechanic

Project References:

HMS Commercial Service, Inc. has completed numerous major mechanical projects which involved planning, design, procurement and construction. Each piece is of critical importance in meeting the scheduled completion date. The HMS Commercial Service, Inc. team have completed multiple projects in critical facilities and in higher education facilities. Each project is sensitive to the disruption of the occupants. Our intent is to complete the project with the least amount of impact and the least amount of disruption.

Name of project:	Harsch Properties- Pacific Center
Location:	Portland, OR
Completion date:	May 2019
Brief description:	Complete replacement of existing Carrier centrifugal chiller plant with two Daikin Turbo Core Chillers, Evapco cooling tower, and all new pumps. This project was on the rooftop mechanical room 21 stories tall. The entire chilled water system was re-piped from the house chilled water connections in the mechanical room. A new Distech system was installed to control the new chiller plant.
Name of Owner:	George Breyer (503) 820-1142
Engineer:	Bruce Dobbs
Completed on schedule:	Yes
Within budget:	Yes
Amount of initial contract:	\$890,587.00
Change Orders:	\$31,963.00
Final contract:	\$922,550.00
Project claims:	NA

Name of project: Willamette Valley Medical Center

Location: McMinnville, OR

Completion date: June 2018

Brief description: Replacement of 200-ton Carrier screw chiller with new York YMC2 200 ton magnetic centrifugal chiller. During this project water piping was modified to accommodate new chiller. This project took place in a ground level mechanical room with many obstacles between the chiller room and unloading location. The new chiller was integrated into an existing Distech control system installed by HMS Commercial Service.

Name of Owner: Willamette Valley Medical Center

Project manager: Thomas Henderson (503) 435-6558

Completed on schedule: Yes

Within budget: Yes

Amount of initial contract. \$283,432.00

Change orders: \$0.00

Final contract: \$283,432.00

Project claims: NA

Name of project: Lewis & Clark College

Location: Portland, OR

Completion date: December 2016

Brief description: Replace three Aerco KC1000 with three new KN10 high efficiency boilers. This project was a turnkey, design build which included piping, venting intake air and electrical modification. These boilers could not be offline as they served domestic hot water service. The project was completed without interruption of the domestic service.

Name of Owner: Gina Franzosa

Engineer: NA

Completed on schedule: Yes

Amount of initial contract: \$157,709.00

Change orders: \$1,327.00

Final contract: \$159,036.00

Project claims: NA

Name of project:	JLL- One Main Place
Location:	Portland, OR
Completion date:	October 2016
Brief description:	Replacement of one Rite 500 MBH sectional boiler with two KN26 high efficiency boilers. This project was a turnkey, design build. The Rite boiler was demoed and removed from the 20 th floor. The house keeping pad was enlarged to fit two KN boilers. Boilers were installed back-to-back to fit in the space. Piping, venting, roofing and electrical were modified to accommodate both boilers. The boilers were tied into a previously installed (by HMS) Distech control system for automation.
Name of Owner:	Jim Totten (503) 295-5555
Engineer:	NA
Completed on schedule:	Yes
Within budget:	Yes
Amount of initial contract:	\$176,780.00
Change orders:	\$0.00
Final contract:	\$176,780.00
Project claims:	NA

Approach to Project:

In the case of Umatilla County and the Stafford Hansell Government Building chiller replacement “ITB” HMS Commercial Service, Inc. has assessed the documentation provided, researched the facility, and gleaned from Mr. Tanner the needs of the project. Currently the Trane chiller has experienced dependability issues including a condenser coil leak. One new 60-ton Daikin air-cooled chiller will be installed. The new chiller will be installed in similar fashion as the existing Trane. Supply and return chilled water piping will be installed in schedule 40 steel pipe. A conscientious effort was and will be given to the execution of the project. The new air-cooled chiller will incorporate the latest in technology Daikin offers. The new chiller will adopt an Energy Efficient, Reliable and Robust chiller plant. The new system provided will aid in the operation of the building mainly to enhance system reliability and occupant comfort. Portions of the mechanical system will be retrofitted during this process. This mainly lies in the area of piping, to install new equipment into the chilled water system. In following sections more detail will be given to the specific scope proposed by HMS Commercial Service, Inc.

Scope of Project:

- Provide (1) Daikin air cooled chiller
 - Model# AGZ061E
 - 60 tons
 - 208 volt/ 3 phase
 - 410A refrigerant
 - BACnet communication card
 - Provide all required steel welded pipe for chilled water modification
 - Installed per manufacturer specification
 - Provide crane service
 - Provide permit
 - Lock out/ Tag out chiller
 - Isolate chilled water piping
 - Recover refrigerant to EPA standard
 - Disconnect lineside electrical
 - Disconnect control wiring
 - Disconnect chilled water piping
 - Prepare chiller for crane lift
 - Utilizing crane service remove chiller from enclosure
 - Utilizing crane service set new chiller in similar location
 - Secure chiller to pad
 - Modify chilled water piping to accommodate new chiller
 - Reconnect lineside electrical if possible
 - Reconnect control wiring
 - Open chiller to system
 - Leak check new piping
 - Startup & log chiller
 - Confirm proper operation
 - Insulate piping
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- **Exclusions**
 - Overtime labor
 - Any defective house equipment found on startup
 - Any Line side power modification
 - Any controls modification
 - Any code updates required to obtain mechanical permit
 - Any professional engineering to obtain permit (mechanical, seismic, structural)
 - Cut, tape & patch
 - Any addition material cost by equipment & material manufacturer prior to approval

Pricing and Acceptance:

The following is the pricing for the project as out lined in the RFP above: **\$126,437.00**

HMS Commercial Service, Inc. Standard warranty of one-year parts and labor will apply to the RFP above.

The price above assumes working normal shift schedules.

This project will be progressive billed at Net 30 days.

We look forward to partnering with Umatilla County on this project.

This quote is valid for 120 days.

Please don't hesitate to contact me if you have any further questions regarding the RFP above.

Thank you,

P.O. if required

Josh Brister

Commercial Sales

Acceptance Signature