RESOLUTION AWARDING BID FOR JAIL AIR HANDLER UNIT REPLACEMENT PROJECT FOR THE FACILITIES MANAGEMENT DEPARTMENT

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103, the powers of the County as a body are exercised by the County Board; and,

WHEREAS, bids for the air handler unit replacement project have been solicited, made, opened and reviewed pursuant to applicable Nebraska State Statutes; and,

WHEREAS, based on those proceedings, and after a public hearing, this Board has duly deliberated and considered the bids received; and,

WHEREAS, this Board desires to proceed forthwith in order to expedite and facilitate service to the citizens of Sarpy County.

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS THAT:

1. Based upon the recommendation of the Purchasing Department, and upon a comparison of the bids to the bid specifications, the bid is hereby awarded to the lowest responsible bidder Hayes Mechanical, LLC for Jail Air Handler Unit Replacement Project in the amount of Seventy Five Thousand Eight Hundred Twenty Dollars and No Cents ($75,820.00) is accepted, ratified, and confirmed.

2. This Board’s Chairman, Clerk, and Attorney are hereby authorized and directed to execute such ancillary documents as may be required to evidence the contract and take any and all steps necessary or required in order to carry out the terms of such contract after said documents have been reviewed by the Attorney, Fiscal Administrator, and County Administrator.

The above resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 22nd day of May, 2018.

ATTEST:

Sarpy County Board Chairman

Sarpy County Clerk
MEMO

To: Sarpy County Board of Commissioners
From: Beth Garber
Re: Bid Award – Jail Air Handler Unit Replacement

On May 10, 2018, three bids were opened for the Jail air handler unit replacement project for the Facilities Management Department. After review, it is recommended the bid be awarded to the lowest responsive bidder, Hayes Mechanical, for $75,820.00. Control Logic placed a $0 bid, which was not considered. Hayes Mechanical’s bid was competitive with the other bid received. Purchasing contacted another supplier to determine why additional bids were not received. The supplier stated they did not have room in their schedule.

Sarpy County has worked successfully with Hayes Mechanical in previous projects. Facilities Management and the project engineer agree with the recommendation. Please contact me with any questions at bgarber@sarpy.com.

May 15, 2018

Beth Garber

cc: Dan Hoins
Scott Bovick
Brian Hanson
Deb Houghtaling
Brian McCoy
Ross Richards
Dan Strain, KPE
 AGREEMENT

This Agreement is entered into by and between the County of Sarpy, in the State of Nebraska, a body politic and corporate, and hereinafter “County”, and Hayes Mechanical, hereinafter “Vendor”.

WHEREAS, County is desirous of contracting for the Jail air handler unit replacement for the Facilities Management Department; and,

WHEREAS, the Vendor has been awarded this Agreement as a result of the bid made by Vendor in response to the Specifications and Request for Proposals prepared by County;

NOW, THEREFORE, for and in consideration of the declarations and mutual promises and covenants contained herein, the County and Vendor agree as follows:

I. DUTIES OF VENDOR

A. Services to be rendered by Vendor under this Agreement shall be all those services necessary and proper for the installation and materials for «Field_1_Project_Name» in conformity with each and every term, condition, specification, and requirements of the Bid Specifications and the Bid submitted by the Vendor.

B. All provisions of each document and item referred to in Paragraph A above shall be strictly complied with the same as if rewritten herein, and in the event of conflict among the provisions of said documents, the provisions most favorable to the County shall govern.

C. Prior to the commencement of any work, Vendor will place on file with the Sarpy County Clerk, the required certificates of insurance, if applicable.

D. The Vendor agrees to comply with the residency verification requirements of Neb. Rev. Stat. §4-108 through §4-114. The Vendor is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

If the Vendor is an individual or sole proprietorship, the following applies:

1. The Vendor must complete the United States Citizenship Attestation Form, available on the Department of Administrative Services website at www.das.state.ne.us.

2. If the Vendor indicates on such attestation form that he or she is a qualified alien, the Vendor agrees to provide the U.S. Citizenship and Immigration Services
documentation required to verify the Vendor's lawful presence in the United States using the Systematic Alien Verification for Entitlements (SAVE) Program.

3. The Vendor understands and agrees that lawful presence in the United States is required and the Vendor may be disqualified or the contract terminated if such lawful presence cannot be verified as required by Neb. Rev. Stat. Sect. 4-108.

E. Vendor will submit an invoice to County for work completed based on the amounts specified in Vendor's bid. Such invoices shall be submitted to:

Facilities Management Department
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, NE 68046

F. The County and Vendor hereby specifically acknowledge, stipulate and agree that each and every term of the Bid Specifications and the Vendor's bid constitutes an essential term of this Agreement, and that, therefore, any violation of any term, condition, provision, or requirement constitutes a material breach hereunder, for which County shall have every right under the law to terminate this Agreement, and obtain any and all relief necessary.

II. DUTIES OF COUNTY

In return for full, faithful and diligent rendering of services set forth above, County agrees to pay to Vendor the amount specified in Vendor's bid upon submission of the required invoice and satisfactory completion of all required work.

III. BREACH

Should Vendor breach, violate, or abrogate any term, condition, clause or provision of this agreement, the County shall notify Vendor in writing that such an action has occurred. If satisfactory provision does not occur within ten (10) days from such written notice, the County may, at its option, terminate this agreement and obtain an alternate provider to provide all required materials. This provision shall not preclude the pursuit of other remedies for breach of contract as allowed by law.

IV. SAVINGS CLAUSE

This Agreement shall be interpreted, construed and enforced under the laws of the State of Nebraska. It is understood and agreed by the County and Vendor hereto that if any part, term, condition, or provision of this Agreement is held to be illegal or in conflict with any law of the State of Nebraska or of the United States, the validity of the remaining parts, terms, conditions, or provisions shall not be affected, and the rights and obligations of the County and Vendor shall be construed and enforced as if the Agreement did not contain the particular part, term, condition, or provision held to be invalid.
V. SCOPE OF AGREEMENT

This Agreement, along with the Bid Specifications, and Bid by Vendor contains the entire Agreement between the County and Vendor, and there are no other written or oral promises, contracts or warrants which may affect it. This Agreement cannot be amended except by written agreement of both the County and Vendor. Notice to the County and Vendor shall be given in writing to the agents for each party named below:

County: Ms. Debra Houghtaling
        Clerk of Sarpy County
        1210 Golden Gate Drive, Suite 1250
        Papillion, NE 68046

Vendor: Hayes Mechanical, LLC
        David Toelle
        11825 Olive St.
        La Vista, NE 68128
IN WITNESS WHEREOF, we the contracting parties, by our respective and duly authorized agents, hereto affix our signatures and seals in duplicate this 22nd day of May, 2018.

(Seal)  

COUNTY OF SARPY, NEBRASKA,  
A body Politic and Corporate

ATTEST:  

Chairperson  
Sarpy County Board of Commissioners

Vendor: Hayes Mechanical  
By:  
Title: Director of Operations / Omaha
Control Logic, Inc  
Elkhorn NE  
4/16/2018 11:39:42 AM (CT) 0 $0.00

Hayes Mechanical (Hayes Mech: La Vista)  
NE  
5/10/2018 09:51:11 AM (CT) 1 $75,820.00

Grunwald Mechanical Contractc Omaha  
NE  
5/10/2018 09:45:24 AM (CT) 1 $79,970.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.
Sarpy County eBid (Purchasing)
Supplier Response

Bid Information

<table>
<thead>
<tr>
<th>Bid Creator</th>
<th>Beth Garber Purchaser</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:bgarber@sarpy.com">bgarber@sarpy.com</a></td>
</tr>
<tr>
<td>Phone</td>
<td>(402) 593-4476 x</td>
</tr>
<tr>
<td>Fax</td>
<td></td>
</tr>
<tr>
<td>Bid Number</td>
<td>2018-0110 Addendum 1</td>
</tr>
<tr>
<td>Title</td>
<td>Jail Air Handler Unit</td>
</tr>
<tr>
<td>Bid Type</td>
<td>RFP Public</td>
</tr>
<tr>
<td>Issue Date</td>
<td>4/6/2018 11:38 AM (CT)</td>
</tr>
<tr>
<td>Close Date</td>
<td>5/10/2018 10:00:00 AM (CT)</td>
</tr>
</tbody>
</table>

Contact Information

<table>
<thead>
<tr>
<th>Address</th>
<th>1210 Golden Gate Dr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact</td>
<td>Beth Garber Purchaser</td>
</tr>
</tbody>
</table>

Ship to Information

<table>
<thead>
<tr>
<th>Address</th>
<th>8335 Platteview Rd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact</td>
<td></td>
</tr>
</tbody>
</table>

Supplier Information

<table>
<thead>
<tr>
<th>Company</th>
<th>Hayes Mechanical (Hayes Mechanical, LLC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>11825 Olive St</td>
</tr>
<tr>
<td>Contact</td>
<td>David Toelle</td>
</tr>
<tr>
<td>Department</td>
<td></td>
</tr>
<tr>
<td>Building</td>
<td></td>
</tr>
<tr>
<td>Floor/Room</td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
<td>(402) 502-0299</td>
</tr>
<tr>
<td>Fax</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:dtoelle@hayesmechanical.com">dtoelle@hayesmechanical.com</a></td>
</tr>
<tr>
<td>Submitted</td>
<td>5/10/2018 09:51:11 AM (CT)</td>
</tr>
<tr>
<td>Total</td>
<td>$75,820.00</td>
</tr>
</tbody>
</table>

By submitting your response, you certify that you are authorized to represent and bind your company.

Signature Shane Tucker Email stucker@hayesmechanical.com

Bid Activities

<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/19/2018 10:00:00 AM (CT)</td>
<td>Mandatory Pre-Bid Meeting</td>
<td>There will be a mandatory pre-bid meeting at 10:00 a.m., Thursday, April 19, 2018 in the Law Enforcement Center entryway located at 1208 Golden Gate Drive, Papillion, NE 68046. This will be the only time contractors will have access to the site.</td>
</tr>
</tbody>
</table>

Bid Messages
Pre-Bid Meeting

Just a quick reminder that tomorrow will be the mandatory pre-bid meeting for the Jail Air Handler Unit Replacement Project. The meeting will take place at 10:00 a.m. in the Jail entryway.

Bid Attributes
Please review the following and respond where necessary

<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Note</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Acknowledgment</td>
<td>(No Response Required)</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Standard Terms and Conditions</td>
<td>I acknowledge reading and understanding the Standard Terms and Conditions.</td>
<td>Acknowledged</td>
</tr>
<tr>
<td>3</td>
<td>Specifications</td>
<td>I acknowledge reading and understanding the specifications.</td>
<td>Acknowledged</td>
</tr>
<tr>
<td>4</td>
<td>Background Checks</td>
<td>At Sarpy County’s discretion, any subcontractor performing work on County property may be processed through a background check completed by the Sarpy County Sheriff's Office. The background check will be at no charge to the vendor and coordinated through Purchasing or the ordering department.</td>
<td>Acknowledged</td>
</tr>
<tr>
<td>5</td>
<td>Reference to Brand Name</td>
<td>Any reference to brand names and/or number in the Request For Proposal is intended to be descriptive, but not restrictive, unless otherwise specified. Other brands, of approved equal quality, may be considered for award. In the event of substitution, your proposal must clearly describe the article and the proposal must state the brand name and product number of the substitution offered. The determination of the Sarpy County Purchasing Department, in consultation with the ordering office, shall be final and conclusive in determining the equality of alternates.</td>
<td>Acknowledged</td>
</tr>
<tr>
<td>6</td>
<td>Deviations</td>
<td>Once the bid has been accepted by Sarpy County, no deviations from the specifications will be accepted without prior written approval of Sarpy County.</td>
<td>Acknowledged</td>
</tr>
<tr>
<td>7</td>
<td>Exceptions</td>
<td>These specifications are minimum acceptable specifications. You may bid other than what is specified if it is of higher specification than what is requested. Vendor must list any exceptions to the bid specifications on the bid form.</td>
<td>Acknowledged</td>
</tr>
<tr>
<td>8</td>
<td>Literature</td>
<td>Vendor shall attach detailed specifications or advertising literature of systems to the bid. Any information necessary to show compliance with these requirements not given on the attached advertised data sheets shall be supplied in writing and attached to the bid proposal. Lack of sufficient information supplied with a proposal is cause for automatic rejection of such bid.</td>
<td>Acknowledged</td>
</tr>
<tr>
<td>9</td>
<td>Warranty</td>
<td>A copy of all manufacturer’s warranties shall be attached to the bid. The Vendor shall warrant all materials, workmanship and equipment against defects for a period of one year beginning on the date of substantial completion except that certain equipment shall be warranted for longer periods as described in manufacturer’s warranties.</td>
<td>Acknowledged</td>
</tr>
<tr>
<td>10</td>
<td>Company Information</td>
<td>(No Response Required)</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Company Information - Years in Business</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>
12 Company Information - Number of Employees
50 Omaha/ 400 nationwide

13 Company Information - Total Sales for the Last Three (3) Years
3 year = $763M  2015=$229M
2016=$298M   2017=$236M

14 References
(No Response Required)

15 Reference #1 - Company Name
Omaha Housing Authority – Omaha, Nebraska

16 Reference #1 - Contact Name
Murphy Knight

17 Reference #1 - Email
mknight@ohauthority.org

18 Reference #1 - Phone Number
(402) 444-6900

19 Reference #2 - Company Name
Pay Pal – La Vista, NE

20 Reference #2 - Contact Name
Joe Smisek

21 Reference #2 - Email
jsmisek@paypal.com

22 Reference #2 - Phone Number
(402) 203-3909

23 Reference #3 - Company Name
South Sarpy Schools – Springfield, Nebraska

24 Reference #3 - Contact Name
Doug Mann

25 Reference #3 - Email
dmann@springfieldplatteview.org

26 Reference #3 - Phone Number
(402) 670-1873
## Line Items

<table>
<thead>
<tr>
<th>#</th>
<th>Qty</th>
<th>UOM</th>
<th>Description</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>EA</td>
<td>Lump Sum Bid, as Specified</td>
<td>$75,820.00</td>
</tr>
</tbody>
</table>

**Item Notes:**

**Supplier Notes:**

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Response Total: $75,820.00
May 10th, 2018

RE: Sarpy County Jail AHU Replacement/Project# 311-002

Our proposal is based upon the following bid documents:

- **Mechanical Drawings dated**: April 3rd, 2018
- **Mechanical Specifications dated**: April 3rd, 2018
- **Addenda Acknowledged**: Addendum 1

**Inclusions**: Hayes proposal encompasses the following scope of work:

1. **Mechanical Scope of Work**
   a. Demolition, removal, and haul away of old work as follows:
      i. Disconnect and remove existing ACU-2 as follows:
         - Lock-out and tag-out all hazardous energy sources
         - Disconnect existing ACU-2
           - Electrical subcontractor to disconnect existing electrical serving ACU-2 per plans
           - Disconnect and remove duct work at locations indicated on the plans
           - Disconnect and remove existing condenser water piping from ACU-2 back to location indicated on the plans
           - Protect all existing surfaces to remain prior to removal of equipment
           - Dismantle and remove existing ACU-2 through roof access door
             - ACU-2 will be removed from the roof via crane subcontractor
           - Remove existing ACU-2 housekeeping pad complete and prepare surface for new housekeeping pad
      ii. Mechanical installation as follows:
         - Extend existing housekeeping pad per plans and specifications to facilitate new AHU-2
         - Paint existing housekeeping pad to match
         - Set new AHU on the roof via crane/rigging subcontractor and bring into the building via the roof access door
         - Set new Trane AHU-2 in place on new housekeeping pad
         - Furnish and install necessary duct work and fittings to attach new AHU-2 to existing duct work at locations indicated on the plans
         - Furnish and install new structural, equipment support beams on existing beams per plans and specifications
           - Paint new beams and welds to match existing
         - Set new Trane ACCU-2 condenser on new steel supports per plans and specifications
         - Furnish and install new refrigerant piping between AHU-2 and ACCU-2 per manufacturers specifications
           - Insulation of refrigerant piping per Mechanical Code
         - Furnish and install new Twin City RF-2 per plans and specifications
2. Straight time labor
3. Performance and Payment Bond
4. All required permits and inspections
5. Mobilization and demobilization of tools, manpower, and equipment to and from the jobsite
6. Crane for hoisting of equipment

_Exclusions:_ Hayes proposal does not include the following items:

1. Overtime
2. Double time, including weekends and holidays
3. Variable Frequency Drives
4. Bid bond
5. Roofing Contractor of associated roofing work
6. Hole patching
7. Shift work
8. Dumpsters
9. Glycol or chemical water treatment
10. Taxes
11. Engineering
12. Dewatering
13. Private locates
14. Lawn sprinkler work
15. Dumpster(s) for our work only
16. Draining of chilled water / heating water system
17. Heat Tracing
18. Removal or replacement/modification of any existing mechanical, electrical, control, etc. systems that may interfere with installation of the new work
19. Insulation of any items located on the chiller itself (Chiller to be Factory Insulated)
20. Phone and data
21. Fire detection work
22. Fire sprinkler work
23. Pipe painting
24. Underground utilities
25. Water, storm or sewer developments fees
26. Pipe bollards
27. Temporary facilities and services such as water, heat, light, power, chemical toilets, costs for soil testing, and security.
28. Fire protection piping system and backflow preventer, together with underground service or any related activity such as pipe identification, testing etc.
29. Any costs incurred due to delays in the work not caused by Hayes Mechanical.
30. Any and all work associated with hazardous, toxic, or contaminated materials including asbestos, lead, mercury, and inorganic arsenic
31. Any work not specifically listed within our inclusions

Clarifications:
1. Under no circumstance, whether arising in contract, tort (including negligence), equity or otherwise, will Hayes Mechanical be responsible for loss of use, loss of profit, increased operating or maintenance expenses, claims of Customer's tenants or clients, or any special, indirect, or consequential damages.
2. Our price is based upon performing this work Monday through Saturday, excluding nights, and holidays, with access to all areas of work, uninterrupted from 6:00 a.m. to 6:00 p.m. throughout the duration of the project.
3. Our proposal is based upon working one (1) - eight (8) hour shift, five (5) days per week, Monday through Friday, excluding holidays.
4. Any costs within this proposal related to commodity items such as steel, copper, etc., are currently valid for 48 hours. Upon award of job, the customer will be advised of any pricing revisions (up or down) which may affect the overall pricing of this agreement. This clarification is due to current market volatility and will be reevaluated as commodity pricing begins to stabilize.

Pricing:

We acknowledge receipt of the following addenda ........................................... Addendum 1

Hayes Mechanical base bid amount for our work as outlined within this proposal is ........................................................................................................ $74,610.00
(SEVENTY FOUR THOUSAND SIX HUNDRED TEN DOLLARS)

Performance and Payment Bond Add..............................................................$1,210

Respectfully submitted,

Shane Tucker
Lead Service Technician
Hayes Mechanical, LLC.
Notice to Vendors

Official bidding criteria must be obtained through the online procurement system. Vendors that obtain specifications from any other internet site are responsible for obtaining any addenda that may be added at a later time.

Bids received after the above stated time and date will not be considered.

Bid opening will be a public opening to be held in the Sarpy County Courthouse at the time and date listed in the Bid Information.

All bids submitted shall be valid for a period of ninety (90) days following the final date for submission of bids.

Sarpy County will not be liable for costs incurred by Vendors for proposal preparation, printing, demonstration, or any other costs associated with or incurred in reliance on proposal creation. All such costs shall be the responsibility of the Vendor.

The bids shall include all charges and applicable taxes, F.O.B. Destination, freight prepaid, Sarpy County, Nebraska. The Vendor need not include sales tax in the bid. Sarpy County will, upon request, furnish the successful Vendor with a completed State of Nebraska Tax Exempt Form 13 upon acceptance of the successful Vendor’s proposal.

The Sarpy County Board of Commissioners reserves the right to reject any or all bids and to waive minor informalities.

In the event of conflict between unit price and extended price, unit price shall prevail.

Procedures for Evaluation and Awarding of Bid

Evaluation will be done by Beth Garber, Sarpy County Purchaser, along with personnel from other departments. After evaluation the Purchaser will make a recommendation to the County Board of Commissioners for award. This recommendation and pending award will be made at a public meeting of the Board of Commissioners. Agendas are available each Friday afternoon on our internet site www.sarpy.com. The Commissioners award the bid by majority vote.

The following factors will be used to consider the award of the bid, where applicable:

a) Compliance with all requirements.
b) Price.
c) The ability, capability, and skills of the Vendor to perform.
d) The character, integrity, reputation, judgment, experience, and efficiency of the Vendor.
e) The quality of previous performance.
f) Whether the Vendor can perform within the time specified.
g) The previous and existing compliance of the supplier with laws.
h) The life-cost of the personal property or services in relation to the purchase price and specified use.
i) The performance of the personal property or service taking into consideration any commonly accepted tests and standards of product, service, usability and user requirements.
j) The energy efficiency ratio as stated by the supplier.
k) The life-cycle costs between alternatives for all classes of equipment, the evidence of expected life, the repair and maintenance costs, and the energy consumption on a per year basis.
l) Such other information as may be secured having a bearing on the decision.

Terms and Conditions

1. Performance Bond

The successful Vendor shall be required to furnish a performance bond, and said bond shall be in the amount of 100% of the total amount of the bid, written by a surety licensed to do business in the State of Nebraska. Said performance bond shall be provided to the Sarpy County Clerk within ten (10) days after execution of the contract documents and bid award. Bond may be secured through the Vendor’s usual sources.

2. Information, Discussion and Disclosures

Any information provided by Sarpy County to any Vendor prior to the release of this Request for Proposal ("RFP"), verbally or in writing, is considered preliminary and is not binding on Sarpy County.

The Vendor must not make available nor discuss any cost information contained in the sealed copy of the proposal to or with any employee of Sarpy County from the date of issuance of this RFP until the contract award has been announced, unless allowed by the Sarpy County Purchasing Department in writing for the purpose of clarification or evaluation.

No interpretation of the meaning of the specifications, or other bidding documents, or correction of any ambiguity, inconsistency, or error therein will be made orally to any Vendor.

Every request for such interpretation or correction should be in writing through the online bid system or by email to Beth Garber, bgarber@sarpy.com. Sarpy County prefers all questions be submitted through the electronic bidding program. Requests must be received by date and time listed in the bid information in order for Sarpy County to have time to issue an addendum. Requests received after deadline may not be considered. In case Sarpy County finds it expedient to supplement, modify, or interpret any portion of the bidding documents prior to the proposed bid date, such procedure will be accomplished by the issuance of written addenda to the RFP which will be mailed or delivered to all prospective Vendors at the respective addresses furnished for such purpose.
3. **Addenda**

All addenda will become part of this RFP and must be responded to by each Vendor.

All addenda must be acknowledged in writing in the bid submitted by the Vendor.

This RFP, any subsequent addenda, and any written responses to questions take precedence over any information previously provided.

4. **Confidentiality of Documents**

Sarpy County considers all information, documentation and other materials requested to be submitted in response to this proposal to be of a non-confidential and/or non-proprietary nature and therefore shall be subject to public disclosure under Neb. Rev. Stat. § 84-712.05(3).

Vendors are hereby notified that Sarpy County strictly adheres to all statutes, court decisions, and opinions of the Nebraska Attorney General with respect to disclosure of RFP information.

Any “proprietary, trade secret, or confidential commercial or financial” information must be clearly identified at the time of bid/proposal submission. **Pricing information is not considered financial information and therefore is not considered Confidential.** Please note: even if Vendor believes pricing information is confidential and includes it as such, this information will be read aloud and entered into record during the public bid opening. For all other appropriately identified proprietary, trade secret, or confidential commercial or financial information, the Vendor will be required to fully defend, in all forums, Sarpy County’s refusal to produce such information; otherwise, Sarpy County will make such information public, upon request.

5. **Non-Discrimination Clause**

Pursuant to Neb. Rev. Stat. §73-102, Vendor declares, promises, and warrants it has and will continue to comply fully with Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C.A. §1985, et seq.), and the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. §48-1101, et seq., in that there shall be no discrimination against any employee who is employed in the performance of this Contract, or against any applicant for such employment, because of age, color, national origin, race, religion, creed, disability or sex.

6. **Conflict of Interest Clause**

Pursuant to Neb Rev. Stat. §23-3113, the parties hereto declare and affirm that no officer, member, or employee of the County, and no member of its governing body, and no other public official of the County who exercises any functions or responsibilities in the review or approval of the undertaking described in this Contract, or the performing of services pursuant to this Contract, shall participate in any decision relating to this Contract which affects his or her personal interest, or any corporation, partnership, or association in which he or she is directly or indirectly interested; nor shall any employee of the County, nor any member of its governing body, have any interest, direct or indirect, in this Contract or the proceeds thereof.
7. Payment Terms

Unless otherwise stated within the bid, the successful Vendor shall submit a monthly itemized invoice for payment. Sarpy County will make payment to the successful Vendor within thirty (30) days after receipt of invoice and satisfactory delivery and installation.

8. Supplemental Terms and Conditions/Modifications

Any supplemental terms, conditions, modifications, or waiver of these terms and conditions must be in writing and signed by the Sarpy County Board Chairman and the Vendor.

9. Term

The Contract will be for the period identified within the bid information. The cost for the option years will be provided in writing to the County sixty (60) days prior to the expiration date of the current contract year. Any cost changes for the option years is the responsibility of the Vendor. If Sarpy County does not receive any notification of price changes, the prices are to remain the same.

10. Renewal

The Contract shall automatically renew for each option year unless the County notifies Vendor in writing thirty (30) days prior to expiration of current contract period of the intent not to renew.

11. Termination

Either party may terminate the Contract with ninety (90) days' written notice to the other.

12. Residency Verification

The Vendor agrees to comply with the residency verification requirements of Neb. Rev. Stat. §4-108 through §4-114. The Vendor is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

If the Vendor is an individual or sole proprietorship, the following applies:

The Vendor must complete the United States Citizenship Attestation Form, available on the Department of Administrative Services website at www.das.state.ne.us.
a) If the Vendor indicates on such attestation form that he or she is a qualified alien, the Vendor agrees to provide the U.S. Citizenship and Immigration Services documentation required to verify the Vendor’s lawful presence in the United States using the Systematic Alien Verification for Entitlements (SAVE) Program.

b) The Vendor understands and agrees that lawful presence in the United States is required and the Vendor may be disqualified or the contract terminated if such lawful presence cannot be verified as required by Neb. Rev. Stat. Sect. 4-108.

13. Breach

Should Vendor breach, violate, or abrogate any term, condition, clause or provision of this agreement, the County shall notify Vendor in writing that such an action has occurred. If satisfactory provision does not occur within ten (10) days from such written notice the County may, at its option, terminate this agreement and obtain an alternate provider to provide all required materials. This provision shall not preclude the pursuit of other remedies for breach of contract as allowed by law.

14. Insurance Requirements

The Vendor shall not begin work under this Agreement until all insurance certificates have been filed with the Sarpy County Clerk.

Vendor shall not commence work on this Contract until he/she has obtained all insurance required under this Section and such insurance has been approved by Sarpy County, nor shall Vendor allow any subcontractors to commence work on his/her subcontract until similar insurance required of the subcontractor has been so obtained and approved.

The following insurance coverages shall be kept in force during the life of the Contract and shall be primary with respect to any insurance or self-insurance programs covering the County, its commissioners/supervisors, officials, agents, representatives and employees. These insurance coverages shall specifically state, or be endorsed to state, that thirty (30) days’ notice shall be given to the County in the event of cancellation of, or material change in, any of the coverages.

Workers’ Compensation and Employers Liability Insurance

The minimal acceptable limits shall be the statutory limits as required by the State of Nebraska for Coverage A, Workers’ Compensation and $500,000 each accident for Coverage B, Employers Liability.

Commercial General Liability Insurance

Coverage should include broad form coverage written on a commercial general liability form and written on an occurrence basis. The coverage must protect against claims for damages resulting from bodily injury, including death, personal injury and property damage.

The minimum acceptable limits of liability shall be $1,000,000 each occurrence. If the coverage contains a general aggregate, such limit shall not be less than $2,000,000. The
products/completed operations limit shall not be less than $2,000,000. The County is to be named as an additional insured on the insurance coverage required under this section.

Automobile Liability Insurance

Coverage shall be against claims for damages resulting from bodily injury, including death and property damage, which may arise from the operations of any owned, hired or non-owned automobile. The minimum acceptable limit of liability shall be $1,000,000 Combined Single Limit for each accident. The County is to be named as an additional insured on the insurance coverage required under this section.

Certificate of Insurance

The Vendor shall furnish the County with a certificate(s) of insurance evidencing the coverages required in this section. If the certificate(s) is shown to expire prior to completion of all the terms of this Contract, the Vendor shall furnish a certificate(s) of insurance evidencing renewal of its coverage to the County. The County is to be included as an additional insured on the Commercial General Liability and the Automobile Liability insurance coverage required under this section.

The Vendor shall require each and every Subcontractor performing work under this Contract to maintain the same coverages required of the Vendor in this Section, and upon the request of the County, shall furnish the County with a certificate(s) of insurance evidencing the Subcontractor’s insurance coverages required in this section.

Insurance Company

All insurance coverages herein required of the Vendor shall be written by an insurance company or companies transacting business as an admitted insurer in the State of Nebraska or under the Nebraska Surplus Lines Insurance Act. All insurance companies must possess a minimum A.M. Best Insurance Company rating of A-. Upon request by the County, the Vendor shall furnish evidence that the insurance company or companies being used by the Vendor meet the minimum requirements listed in this section.

Upon request by the County, the Vendor shall furnish the County with complete and accurate copies of the insurance policies required within this section. If at any time during the life of this Contract, the Vendor’s insurance coverages and limits do not meet or exceed the minimum insurance requirements presented in this section, the Vendor is required to notify the County within thirty (30) days of any deviations from the minimum requirements presented in this section.

15. Assignment

The Vendor may not assign this Contract without the prior written consent of the County.

16. Subcontracting
Vendor may not subcontract the work to be performed, without prior written consent of the County. If such consent is granted, Vendor will retain responsibility for all work associated with the Contract. The Vendor must identify any subcontractors it intends to use in the execution of this Contract. The Vendor must identify subcontractors in writing within the proposal.

17. Independent Contractor

The Vendor shall in the performance of the Contract at all times be an independent contractor and not an employee or agent of the County. The Vendor, its officers, employees and agents shall at no time represent the Vendor to be other than an independent contractor or represent themselves to be other than employees of the Vendor.

18. Indemnity

The Vendor shall indemnify and save harmless Sarpy County, its officers, employees and agents from all loss, claims, suits or actions of every kind and character made upon or brought against Sarpy County, its officers, employees, or agents, for or sustained by any party or parties as a result of any act, error, omission or negligence of said Vendor or its servants, agents, and subcontractors; and also from all claims of damage in fulfilling this Contract.

19. Deviations

Once the bid has been accepted by Sarpy County, no deviations from the specifications will be accepted without prior written approval of Sarpy County.

20. Exceptions

These specifications are minimum acceptable specifications. You may bid other than what is specified if it is of higher specification than what is requested. Vendor must list any exceptions to the bid specifications on the bid form.

21. Literature

Vendor shall attach detailed specifications or advertising literature of systems to the bid. Any information necessary to show compliance with these requirements not given on the attached advertised data sheets shall be supplied in writing and attached to the bid proposal. Lack of sufficient information supplied with a proposal is cause for automatic rejection of such bid.

22. Warranty

A copy of all manufacturer's warranties shall be attached to the bid.

The Vendor shall warrant all materials, workmanship and equipment against defects for a period of one year beginning on the date of substantial completion except that certain equipment shall be warranted for longer periods as described in manufacturer's warranties.
23. Company Information

Vendor will provide the following company information on the bid form:

a. Years in business;
b. Number of employees; and,
c. Total sales for last three (3) years.

24. References

Each Vendor must include with its proposal a list of no less than three (3) current references that have purchased the specified product or service within the last two (2) years. The list must include the name of the company along with the name, phone number, and email of a contact person for each company.

25. Tobacco Free Notice

The use of tobacco is not permitted within the facilities or on the property of leased and owned Sarpy County buildings at any time including, but not limited to lawns, sidewalks, parking lots and vehicles on authorized County business.
SECTION 233413 - AXIAL HVAC FANS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Mixed-flow fans.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.
   1. Include rated capacities, furnished specialties, and accessories for each fan.
   2. Certified fan performance curves with system operating conditions indicated.
   3. Certified fan sound-power ratings.
   4. Motor ratings and electrical characteristics, plus motor and electrical accessories.
   5. Material thickness and finishes, including color charts.
   6. Dampers, including housings, linkages, and operators.
   7. Fan speed controllers.

B. Shop Drawings:
   1. Include plans, elevations, sections, and attachment details.
   2. Include details of equipment assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
   3. Include diagrams for power, signal, and control wiring.
   4. Design Calculations: Calculate requirements for selecting vibration isolators and seismic restraints and for designing vibration isolation bases.
   5. Vibration Isolation Base Details: Detail fabrication, including anchorages and attachments to structure and to supported equipment. Include auxiliary motor slides and rails, and base weights.

1.4 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Show fan room layout and relationships between components and adjacent structural and mechanical elements. Show support locations, type of support, and weight on each support. Indicate and certify field measurements.

B. Field quality-control reports.
1.5 CLOSEOUT SUBMITTALS
A. Operation and Maintenance Data: For axial fans to include in emergency, operation, and maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS
A. Belts: One set(s) for each belt-driven unit.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS
A. AMCA Compliance:
   1. Comply with AMCA performance requirements and bear the AMCA-Certified Ratings Seal.
   2. Operating Limits: Classify according to AMCA 99.
B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
   b. Efficiency: Premium efficient.
   2. Vibration Isolators: Spring isolators having a static deflection of 1 inch.

2.2 MIXED-FLOW FANS
A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   2. Loren Cook Company.
   3. Twin City Fans & Blowers.
B. Description: Fan wheel and housing, factory-mounted motor with belt drive, and accessories.
C. Housings: Steel.
   1. Inlet and Outlet Connections: Outer mounting frame and companion flanges.
   2. Guide Vane Section: Integral guide vanes downstream from fan wheel designed to straighten airflow.
   3. Mixed-Flow Outlet Connection: One flanged discharge(s) perpendicular to fan inlet.
D. Wheel Assemblies: Cast aluminum with airfoil-shaped blades mounted on cast-iron wheel plate keyed to shaft with solid-steel key.
E. Belt Drives: Factory mounted, with final alignment and belt adjustment made after installation.

1. Service Factor Based on Fan Motor Size: 2.0.
2. Fan Shaft: Turned, ground, and polished steel designed to operate at no more than 70 percent of first critical speed at top of fan's speed range.
3. Belts: Oil resistant, nonsparking, and nonstatic; matched sets for multiple belt drives.
   a. Ball-Bearing Rating Life: ABMA 9, L10 of 80,000 hours.
   b. Roller-Bearing Rating Life: ABMA 11, L10 of 80,000 hours.
   c. Extend lubrication lines to outside of casing and terminate with grease fittings.

F. Accessories:
1. Inlet and Outlet Screens: Wire-mesh screen on fans not connected to ductwork, of same material as housing.
2. Backdraft Dampers: Butterfly style, for mounting with flexible connection to the discharge of fan or direct mounted to the discharge diffuser section, of same material as housing.

G. Factory Finishes:
1. Sheet Metal Parts: Prime coat before final assembly.
2. Exterior Surfaces: Baked-enamel finish coat after assembly.

2.3 SOURCE QUALITY CONTROL

A. Sound-Power Level Ratings: Comply with AMCA 301, "Methods for Calculating Fan Sound Ratings from Laboratory Test Data." Factory test fans according to AMCA 300, "Reverberant Room Method for Sound Testing of Fans." Label fans with the AMCA-Certified Ratings Seal.

B. Fan Performance Ratings: Establish flow rate, pressure, power, air density, speed of rotation, and efficiency by factory tests and ratings according to AMCA 210/ASHRAE 51, "Laboratory Methods of Testing Fans for Certified Aerodynamic Performance Rating."

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install axial fans level and plumb.
B. Disassemble and reassemble units, as required for moving to the final location, according to manufacturer's written instructions.
C. Lift and support units with manufacturer's designated lifting or supporting points.
D. Install units with clearances for service and maintenance.
E. Label fans according to requirements specified in Section 230553 "Identification for HVAC Piping and Equipment."

3.2 CONNECTIONS

A. Drawings indicate general arrangement of ducts and duct accessories. Make final duct connections with flexible connectors. Flexible connectors are specified in Section 233300 "Air Duct Accessories."

B. Ground equipment according to Section 260526 "Grounding and Bonding for Electrical Systems."

C. Connect wiring according to Section 260519 "Low-Voltage Electrical Power Conductors and Cables."

3.3 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.

C. Perform the following tests and inspections with the assistance of a factory-authorized service representative:

1. Verify that shipping, blocking, and bracing are removed.
2. Verify that unit is secure on mountings and supporting devices and that connections to ducts and electrical components are complete. Verify that proper thermal-overload protection is installed in motors, starters, and disconnect switches.
3. Verify that cleaning and adjusting are complete.
4. Disconnect fan drive from motor, verify proper motor rotation direction, and verify fan wheel free rotation and smooth bearing operation. Reconnect fan drive system, align and adjust belts, and install belt guards.
5. Adjust belt tension.
6. Adjust damper linkages for proper damper operation.
7. Verify lubrication for bearings and other moving parts.
8. Verify that manual and automatic volume control and fire and smoke dampers in connected ductwork systems are in fully open position.
9. Disable automatic temperature-control operators, energize motor and confirm proper motor rotation and unit operation, adjust fan to indicated rpm, and measure and record motor voltage and amperage.
10. Shut unit down and reconnect automatic temperature-control operators.
11. Remove and replace malfunctioning units and retest as specified above.

D. Test and adjust controls and safeties. Controls and equipment will be considered defective if they do not pass tests and inspections.

E. Prepare test and inspection reports.
3.4 ADJUSTING

A. Adjust damper linkages for proper damper operation.

B. Adjust belt tension.

C. Lubricate bearings.

END OF SECTION 233413
SECTION 236313 - AIR-COOLED REFRIGERANT CONDENSERS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
   A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY
   A. Section includes packaged, air-cooled refrigerant condensers for outdoor installation.

1.3 ACTION SUBMITTALS
   A. Product Data: For each air-cooled refrigerant condenser. Include rated capacities, operating characteristics, furnished specialties, and accessories. Include equipment dimensions, weights and structural loads, required clearances, method of field assembly, components, and location and size of each field connection.

   B. Shop Drawings: For air-cooled refrigerant condensers. Include plans, elevations, sections, details, and attachments to other work.

   1. Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.

   2. Wiring Diagrams: For power, signal, and control wiring.

   C. Delegated-Design Submittal: For air-cooled refrigerant condensers indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

   1. Vibration Isolation Base Details: Detail fabrication including anchorages and attachments to structure and to supported equipment. Include adjustable motor bases, rails, and frames for equipment mounting.

   2. Design Calculations: Calculate requirements for selecting vibration isolators and for designing vibration isolation bases.

1.4 INFORMATIONAL SUBMITTALS
   A. Coordination Drawings: Plans, drawn to scale, on which the following items are shown and coordinated with each other, based on input from installers of the items involved:

   1. Structural members to which air-cooled refrigerant condensers will be attached.

   2. Liquid and vapor pipe sizes.

   3. Refrigerant specialties.
4. Piping including connections, oil traps, and double risers.
5. Evaporators.

B. Field quality-control reports.

1.5 CLOSEOUT SUBMITTALS
A. Operation and Maintenance Data: For air-cooled refrigerant condensers to include in emergency, operation, and maintenance manuals.

1.6 QUALITY ASSURANCE
A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. Fabricate and label refrigeration system according to ASHRAE 15, "Safety Standard for Refrigeration Systems."

C. ASHRAE/IESNA 90.1 Compliance: Applicable requirements in ASHRAE/IESNA 90.1, Section 6 - "Heating, Ventilating, and Air-Conditioning."

1.7 COORDINATION
A. Coordinate installation of roof curbs, equipment supports, and roof penetrations.

B. Coordinate location of refrigerant piping and electrical rough-ins.

PART 2 - PRODUCTS

2.1 MANUFACTURERS
A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Carrier Corporation; a unit of United Technologies Corp.
   2. Daikin.
   3. Trane.
   4. YORK; a Johnson Controls company.

2.2 MANUFACTURED UNITS
A. Description: Factory assembled and tested; consisting of casing, condenser coils, condenser fans and motors, and unit controls.

B. Refrigerant: R-410A.
C. Condenser Coil: Factory tested at 425 psig.
   1. Tube: 1/2-inch-diameter seamless copper.
   2. Coil Fin: Aluminum.
   3. Circuit: To match compressors.

D. Condenser Fans and Drives: Propeller fans with aluminum or galvanized-steel fan blades, for vertical air discharge; directly driven with grease-lubricated ball-bearing motors with integral current- and thermal-overload protection.
   1. Weather-proof motors with rain shield and shaft slinger.
   2. Extend grease lines to outside of casing.

E. Operating and Safety Controls: Include condenser fan motor thermal and overload cutouts; 115-V control transformer, if required; magnetic contactors for condenser fan motors and a nonfused factory-mounted and -wired disconnect switch for single external electrical power connection.
   1. Fan Cycling Control: Head pressure switches.

F. Casings: Galvanized or zinc-coated steel treated and finished with manufacturer's standard paint coating, designed for outdoor installation with weather protection for components and controls, and with the following:
   1. Removable panels for access to controls, condenser fans, motors, and drives.
   2. Stainless-steel fan guards.
   3. Lifting eyes.

2.3 MOTORS

A. Comply with NEMA designation, temperature rating, service factor, enclosure type, and efficiency requirements for motors specified in Section 230513 "Common Motor Requirements for HVAC Equipment."
   1. Enclosure Type: Totally enclosed, fan cooled.
   2. Motor Sizes: Minimum size as indicated. If not indicated, large enough so driven load will not require motor to operate in service factor range above 1.0.
   3. Mount unit-mounted disconnect switches on exterior of unit.

2.4 SOURCE QUALITY CONTROL

A. Verification of Performance: Rate air-cooled refrigerant condensers according to ARI 460.

B. Testing Requirements: Factory test sound-power-level ratings according to ARI 270.
PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of air-cooled refrigerant condensers.

B. Examine roughing-in for refrigerant piping systems to verify actual locations of piping connections before equipment installation.

C. Examine walls, floors, and roofs for suitable conditions where air-cooled condensers will be installed.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Install units level and plumb, firmly anchored in locations indicated; maintain manufacturer's recommended clearances.

B. Equipment Mounting:
   1. Comply with requirements for vibration isolation devices.

C. Maintain manufacturer's recommended clearances for service and maintenance.

D. Loose Components: Install electrical components, devices, and accessories that are not factory mounted.

3.3 CONNECTIONS

A. Piping installation requirements are specified in Section 232113 "Hydronic Piping" and Section 232116 Hydronic Piping Specialties." Drawings indicate general arrangement of piping, fittings, and specialties.

B. Install piping adjacent to machine to allow service and maintenance.

C. Refrigerant Piping: Connect piping to unit with pressure relief, service valve, filter-dryer, and moisture indicator on each refrigerant-circuit liquid line. Refrigerant piping and specialties are specified in Section 232300 "Refrigerant Piping."

3.4 FIELD QUALITY CONTROL

A. Perform tests and inspections.
   1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections, and to assist in testing.
B. Tests and Inspections:

1. Perform electrical test and visual and mechanical inspection.
2. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
3. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation. Complete manufacturer's starting checklist.
4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
5. Verify proper airflow over coils.

C. Verify that vibration isolation and flexible connections properly dampen vibration transmission to structure.

D. Air-cooled refrigerant condensers will be considered defective if they do not pass tests and inspections.

E. Prepare test and inspection reports.

3.5 STARTUP SERVICE

A. Engage a factory-authorized service representative to perform startup service.

1. Complete installation and startup checks according to manufacturer's written instructions and perform the following:
   a. Inspect for physical damage to unit casing.
   b. Verify that access doors move freely and are weathertight.
   c. Clean units and inspect for construction debris.
   d. Verify that all bolts and screws are tight.
   e. Adjust vibration isolation and flexible connections.
   f. Verify that controls are connected and operational.

2. Lubricate bearings on fan motors.
3. Verify that fan wheel is rotating in the correct direction and is not vibrating or binding.
4. Adjust fan belts to proper alignment and tension.
5. Start unit according to manufacturer's written instructions and complete manufacturer's startup checklist.
6. Measure and record airflow and air temperature rise over coils.
7. Verify proper operation of capacity control device.
8. Verify that vibration isolation and flexible connections properly dampen vibration transmission to structure.
9. After startup and performance test, lubricate bearings.

3.6 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain air-cooled refrigerant condensers.
END OF SECTION 236313
SECTION 237313.13 - INDOOR, BASIC AIR-HANDLING UNITS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes: Factory-assembled, indoor air-handling units with limited features.

1.3 ACTION SUBMITTALS

A. Product Data: For each air-handling unit.
   1. Unit dimensions and weight.
   2. Cabinet material, metal thickness, finishes, insulation, and accessories.
   3. Fans:
      a. Certified fan-performance curves with system operating conditions indicated.
      b. Certified fan-sound power ratings.
      c. Fan construction and accessories.
      d. Motor ratings, electrical characteristics, and motor accessories.
   4. Certified coil-performance ratings with system operating conditions indicated.
   5. Dampers, including housings, linkages, and operators.
   6. Filters with performance characteristics.

B. Delegated-Design Submittal: For vibration isolation indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
   1. Include design calculations for selecting vibration isolators and for designing vibration isolation bases.

1.4 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Floor plans and other details, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of the items involved:
   1. Mechanical-room layout and relationships between components and adjacent structural and mechanical elements.
   2. Support location, type, and weight.
3. Field measurements.

B. Source quality-control reports:

C. Field quality-control reports.

1.5 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For air-handling units to include in emergency, operation, and maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Filters: One set(s) for each air-handling unit.
2. Gaskets: One set(s) for each access door.
3. Fan Belts: One set(s) for each air-handling unit fan.

1.7 COORDINATION

A. Coordinate sizes and locations of concrete bases with actual equipment provided.

B. Coordinate sizes and locations of structural-steel support members, if any, with actual equipment provided.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. NFPA Compliance: Comply with NFPA 90A for design, fabrication, and installation of air-handling units and components.

C. ASHRAE Compliance: Applicable requirements in ASHRAE 62.1, Section 5 - "Systems and Equipment" and Section 7 - "Construction and Startup."

D. ASHRAE/IES 90.1 Compliance: Applicable requirements in ASHRAE/IES 90.1, Section 6 - "Heating, Ventilating, and Air-Conditioning."

E. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design vibration isolation, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.
F. Structural Performance: Casing panels shall be self-supporting and capable of withstanding positive/negative 4-inch wg of internal static pressure, without exceeding a midpoint deflection of 0.005 inches/inch of panel span.

2.2 INDOOR, BASIC AIR-HANDLING UNIT MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Carrier Corporation; a unit of United Technologies Corp.
2. Daikin Applied.
3. Trane.
4. YORK; a Johnson Controls company.

2.3 UNIT CASINGS

A. General Fabrication Requirements for Casings;

1. Forming: Form walls, roofs, and floors with at least two breaks at each joint.
2. Joints: Sheet metal screws or pop rivets.
3. Sealing: Seal all joints with water-resistant sealant. Hermetically seal at each corner and around entire perimeter.
4. Base Rail:
   b. Height: 4 inches.

B. Double Wall:

1. Outside Casing Wall: Galvanized steel, minimum thick, with manufacturer's standard finish.
2. Inside Casing Wall: Galvanized steel, solid, minimum 18 gauge thick.
3. Casing Insulation:
   a. Insulation Thickness: 1 inch.
   b. Thermal Break: Provide continuity of insulation with no through-casing metal in casing walls, floors, or roofs of air-handling unit.

C. Condensate Drain Pans:

1. Construction:

2. Drain Connection:
   a. Located at lowest point of pan and sized to prevent overflow. Terminate with threaded nipple on one end of pan.
3. Slope: Minimum 0.125 in./ft. slope in at least two planes to collect condensate from cooling coils (including coil piping connections, coil headers, and return bends) and from humidifiers, and to direct water toward drain connection.
4. Length: Extend drain pan downstream from leaving face for distance to comply with ASHRAE 62.1.
5. Width: Entire width of water producing device.
6. Depth: A minimum of 2 inches deep.

2.4 FAN, DRIVE, AND MOTOR SECTION

A. Fan and Drive Assemblies: Statically and dynamically balanced and designed for continuous operation at maximum-rated fan speed and motor horsepower.
   1. Shafts: With field-adjustable alignment.
      a. Turned, ground, and polished hot-rolled steel with keyway. Ship with a protective coating of lubricating oil.
      b. Designed to operate at no more than 70 percent of first critical speed at top of fan's speed range.

B. Centrifugal Fan Housings: Formed- and reinforced-steel panels to form curved scroll housings with shaped cutoff and spun-metal inlet bell.
   1. Bracing: Steel angle or channel supports for mounting and supporting fan scroll, wheel, motor, and accessories.
   2. Horizontal-Flanged, Split Housing: Bolted construction.
   3. Housing for Supply Fan: Attach housing to fan-section casing with metal-edged flexible duct connector.
   4. Flexible Connector: Factory fabricated with a fabric strip minimum 3-1/2 inches wide, attached to two strips of minimum 2-3/4-inch wide by 0.028-inch-thick, galvanized-steel sheet.

C. Plenum Fan Housings: Steel frame and panel; fabricated without fan scroll and volute housing. Provide inlet screens for Type SWSI fans.

D. Fan Shaft Bearings:
   1. Self-aligning, pillow-block type with an L-50 rated life of minimum 100,000 hours according to ABMA 9.

E. Belt Drives: Factory mounted, with adjustable alignment and belt tensioning, and with 1.5 service factor based on fan motor.

F. Internal Vibration Isolation: Fans shall be factory mounted with manufacturer's standard vibration isolation mounting devices having a minimum static deflection of 1 inch.

G. Motor: Comply with NEMA designation, temperature rating, service factor, enclosure type, and efficiency requirements for motors specified in Section 230513 "Common Motor Requirements for HVAC Equipment."
1. Enclosure Type: Totally enclosed, fan cooled.
2. NEMA Premium Efficient motors as defined in NEMA MG 1.
3. Motor Sizes: Minimum size as indicated. If not indicated, large enough so driven load will not require motor to operate in service factor range above 1.0.

H. Variable-Frequency Motor Controller: Serving each fan individually.
1. Manufactured Units: Pulse-width modulated; constant torque and variable torque for inverter-duty motors.
2. Output Rating: Three phase; 10 to 60 Hz, with voltage proportional to frequency throughout voltage range; maximum voltage equals input voltage.

2.5 COIL SECTION
A. General Requirements for Coil Section:
1. Comply with AHRI 410.
2. Fabricate coil section to allow removal and replacement of coil for maintenance and to allow in-place access for service and maintenance of coil(s).
3. Coils shall not act as structural component of unit.

B. Cooling Coils:
1. Refrigerant Coil:
   a. Tubes: Copper.
   b. Fins:
      1) Material: Aluminum.
   c. Fin and Tube Joints: Mechanical bond.
   d. Headers: Seamless-copper headers with brazed connections.
   e. Frames: Galvanized steel.
   f. Coatings: None.

2.6 AIR FILTRATION SECTION
A. Particulate air filtration is specified in Section 234100 "Particulate Air Filtration."
B. Panel Filters:
1. Description: Pleated factory-fabricated, self-supported disposable air filters with holding frames.
2. Filter Unit Class: UL 900.
3. Media: Interlaced glass, synthetic, or cotton fibers coated with nonflammable adhesive.
4. Filter-Media Frame: High wet-strength beverage board with perforated metal retainer, or metal grid, on outlet side.
C. Side-Access Filter Mounting Frames:
   1. Particulate Air Filter Frames: Match inner casing and outer casing material, and insulation thickness. Galvanized steel track.
      a. Sealing: Incorporate positive-sealing device to ensure seal between gasketed material on channels to seal top and bottom of filter cartridge frames to prevent bypass of unfiltered air.

2.7 MATERIALS
A. Steel:
   1. ASTM A 36/A 36M for carbon structural steel.
   2. ASTM A 568/A 568M for steel sheet.

B. Stainless Steel:
   1. Manufacturer's standard grade for casing.
   2. Manufacturer's standard type, ASTM A 240/A 240M for bare steel exposed to airstream or moisture.

C. Galvanized Steel: ASTM A 653/A 653M.


2.8 SOURCE QUALITY CONTROL
A. AHRI 430 Certification: Air-handling units and their components shall be factory tested according to AHRI 430 and shall be listed and labeled by AHRI.
   1. AMCA 210 Compliance: Fan performance according to AMCA 210.

B. AMCA 300 and AMCA 301, or AHRI 260 Certification: Air-handling unit fan sound ratings shall comply with AMCA 300, "Methods for Calculating Fan Sound Ratings from Laboratory Test Data" and AMCA 301, "Methods for Calculating Fan Sound Ratings from Laboratory Test Data," or with AHRI 260, "Sound Rating of Ducted Air Moving and Conditioning Equipment."

C. Refrigerant Coils: Factory tested to minimum 450-psig internal pressure, and to minimum 300-psig internal pressure while underwater, according to AHRI 410 and ASHRAE 33.

PART 3 - EXECUTION

3.1 EXAMINATION
A. Examine areas and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
3.2 INSTALLATION

A. Equipment Mounting:
   1. Install air-handling units on cast-in-place concrete equipment bases.
   2. Comply with requirements for vibration isolation devices specified in Section 230548.13 "Vibration Controls for HVAC."

B. Arrange installation of units to provide access space around air-handling units for service and maintenance.

C. Do not operate fan system until filters (temporary or permanent) are in place. Replace temporary filters used during construction and testing with new, clean filters.

D. Connect duct to air-handling units with flexible connections. Comply with requirements in Section 233300 "Air Duct Accessories."

3.3 PIPING CONNECTIONS

A. Piping installation requirements are specified in other Sections. Drawings indicate general arrangement of piping, fittings, and specialties.

B. Where installing piping adjacent to air-handling unit, allow for service and maintenance.

C. Connect piping to air-handling units mounted on vibration isolators with flexible connectors.

D. Connect condensate drain pans using NPS 1-1/4, ASTM B 88, Type M copper tubing. Extend to nearest equipment or floor drain. Construct deep trap at connection to drain pan and install cleanouts at changes in direction.

E. Refrigerant Piping: Comply with applicable requirements in Section 232300 "Refrigerant Piping." Install shutoff valve and union or flange at each supply and return connection.

3.4 ELECTRICAL CONNECTIONS

A. Connect wiring according to Section 260519 "Low-Voltage Electrical Power Conductors and Cables."

B. Ground equipment according to Section 260526 "Grounding and Bonding for Electrical Systems."
C. Install electrical devices furnished by manufacturer, but not factory mounted, according to NFPA 70 and NECA 1.

D. Install nameplate for each electrical connection, indicating electrical equipment designation and circuit number feeding connection.
   1. Nameplate shall be laminated acrylic or melamine plastic signs with a black background and engraved white letters at least 1/2 inch high.

3.5 CONTROL CONNECTIONS

A. Install control and electrical power wiring to field-mounted control devices.

B. Connect control wiring according to Section 260523 "Control-Voltage Electrical Power Cables."

3.6 FIELD QUALITY CONTROL

A. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.

B. Air-handling unit or components will be considered defective if unit or components do not pass tests and inspections.

C. Prepare test and inspection reports.

3.7 STARTUP SERVICE

A. Engage a factory-authorized service representative to perform startup service.

   1. Complete installation and startup checks according to manufacturer's written instructions.
   2. Verify that shipping, blocking, and bracing are removed.
   3. Verify that unit is secure on mountings and supporting devices and that connections to piping, ducts, and electrical systems are complete. Verify that proper thermal-overload protection is installed in motors, controllers, and switches.
   4. Verify proper motor rotation direction, free fan wheel rotation, and smooth bearing operations. Reconnect fan drive system, align belts, and install belt guards.
   5. Verify that bearings, pulleys, belts, and other moving parts are lubricated with factory-recommended lubricants.
   6. Verify that outdoor- and return-air mixing dampers open and close, and maintain minimum outdoor-air setting.
   7. Comb coil fins for parallel orientation.
   8. Verify that proper thermal-overload protection is installed for electric coils.
  10. Verify that manual and automatic volume control and fire and smoke dampers in connected duct systems are in fully open position.

B. Starting procedures for air-handling units include the following:
1. Energize motor; verify proper operation of motor, drive system, and fan wheel. Adjust fan to indicated rpm. Replace fan and motor pulleys as required to achieve design conditions.
2. Measure and record motor electrical values for voltage and amperage.
3. Manually operate dampers from fully closed to fully open position and record fan performance.

3.8 ADJUSTING

A. Adjust damper linkages for proper damper operation.

B. Comply with requirements in Section 230593 "Testing, Adjusting, and Balancing for HVAC" for air-handling system testing, adjusting, and balancing.

3.9 CLEANING

A. After completing system installation and testing, adjusting, and balancing of air-handling unit and air-distribution systems, and after completing startup service, clean air-handling units internally to remove foreign material and construction dirt and dust. Clean fan wheels, cabinets, dampers, coils, and filter housings, and install new, clean filters.

3.10 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain air-handling units.

END OF SECTION 237313.13
I, DAN STRAIN, AM THE COORDINATING PROFESSIONAL ON THE SARPY COUNTY JAIL AHU REPLACEMENT PROJECT.

1208 GOLDEN GATE DRIVE
PAPILLION, NE 68046
GENERAL NOTES:
1. REF SHEET 5001 FOR GENERAL STRUCTURAL NOTES.
2. PER SPEC BOOK PROVIDED BY OWNER, EXISTING ROOFTOP CONDENSER IS 91" WIDE X 119" LONG X 97 3/8" TALL WITH 3,932# OPERATING WEIGHT.
3. NEW AHU DESIGN BASED ON UNIT THAT IS 58" WIDE X 99" LONG X 55 1/2" TALL WITH 2,200# OPERATING WEIGHT. INFORM ENGINEER IF PARAMETERS OF SELECTED AHU ARE OUTSIDE OF THE BASIS OF DESIGN. REF EQUIPMENT MANUFACTURER'S SPEC SHEET.

EACH Beam to Existing Beam Conn.:
- AHU ATTACHMENT BELT, DESIGNATED WITH RED PRIOR TO FABRICATING DOCUMENTS FOR SIZE AND LOCATION.
- EXISTING BEAM;
- RED PLAN;
- LIT ACROSS BEAMS UPON BEING COMPLETED. IF ANY ADDITIONAL BEAM SUPPORTS ARE REQUIRED, THEY ARE TO BE PROCESSED PER PARAPET WALL INTERFACING BEAMS.
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<td>Is it the County’s intention to keep the current air handler unit up and running?</td>
<td>Sarpy County will coordinate with the selected supplier to reduce downtime.</td>
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<td>Will the job require overtime?</td>
<td>No.</td>
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<td>What is the time frame for completion?</td>
<td>Time is of the essence for this project. Sarpy County will work with the selected supplier to ensure a timely completion of this project.</td>
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<td>Are there any isolation valves on the mezzanine for the water loop piping?</td>
<td>The only isolation valves are located by AHU-2. It is acceptable to connect the supply and return loop piping as called out in flag note 3 at the isolation valve location and not demo the loop piping back to location shown on plans.</td>
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<td>What controls are being provided with equipment?</td>
<td>The basis of design has a factory mounted VFD. Other controls for the AHU will be by the controls contractor. The basis of design condensing unit has a 24V terminal strip. Staging of the compressors will be by the controls contractor.</td>
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**WYSIWYG Content**

Sarpy County, Nebraska
Jail Air Handler
Unit Replacement
for the
Facilities Management
Department
Request for Proposals

Sarpy County, Nebraska is seeking proposals for the Jail Air Handler Unit Replacement Project for the Facilities Management Department. Bids will be accepted Monday through Friday 8:00 a.m. to 4:45 p.m., except holidays, until 10:00 a.m., Thursday, May 10, 2018. Bids can be submitted online using the Sarpy County Purchasing eBid online portal at http://sarpyionwave.net. Bids will be publicly opened and read aloud at 10:00 a.m., Thursday, May 10, 2018, in the Sarpy County Administration Conference Room, at the above address. Bidding criteria must be received online or from the Sarpy County Purchasing Department by contacting Beth Garber at bgarber@sarpy.com. The Sarpy County Board of Commissioners reserves the right to reject any or all bids and to waive minor informalities.

Deb Houghtaling
Sarpy County Clerk
2090778; 4/11, 4/18

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