SUBJECT: PIGGYBACK GSA CONTRACT #GS-07F-190CA, FOR HVAC EQUIPMENT, INSTALLATION AND FACILITY SERVICES

BID #: PSC-0470-17 **OPEN DATE:**

GENERAL GOVERNMENT AWARDS COMMITTEE

KIND AND BASIS OF CONTRACT: PIGGYBACK CONTRACT- FROM DATE OF AWARD THROUGH AUGUST 31, 2020

AGENCY: PUBLIC BUILDINGS

BASIS OF AWARD: PER PIGGYBACK CONTRACT

NUMBER OF BIDS INVITED: ( ) **NUMBER RECEIVED:** ( ) **OTHER** ( )

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval to amend piggyback award with Johnson Controls, Inc., to add funding in the amount of $100,110.00 for work to be performed at the Main Library. Total revised award amount not-to-exceed $250,110.00

This award to be funded by account: PLCP32EF5710-06505-PL0009-06 to be executed by formal contract through Office of General Counsel.

Attachments: Recommendation Memo, Previous Award(s)

BUYER: Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: **Roy Birbal, Chief, Public Buildings Division**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING _____ MEMBERS DISAPPROVING _____ DATE: _____

_____ _____ OTHER: _____

_____ _____

_____ _____

ACTION OF AWARDING AUTHORITY DATE _____

APPROVED _____ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

City of Jacksonville, Florida

Lenny Curry, Mayor

Department of Public Works
Public Buildings Division
555 W. 44th Street
Jacksonville, FL 32208
(904) 630-5401
www.coj.net

ONE CITY. ONE JACKSONVILLE.

July 14, 2017

MEMORANDUM

TO: Gregory W. Pease, Chief
Procurement Division

THRU: John P. Pappas, P. E., Director

FROM: Roy Birbal, Chief

SUBJECT: Johnson Controls, Inc.
Recommendation to amend award PSC-0470-17 to add funding for work at the Main Library.
Piggybacking General Services Administration (GSA) Federal Supply Schedule Contract #
GS-07F-190CA Schedule 84 for HVAC Equipment, Installation and Facility Services.

The Public Buildings Division recommends approval to amend award PSC-0470-17 to add funding for work to be performed at the Main Library utilizing GSA Contract GS-07F-190CA Schedule 84 and in connection with the attached proposal from Johnson Controls, Inc., at a cost not to exceed One Hundred Thousand One Hundred Ten Dollars ($100,110.00).

The revised maximum indebtedness will become $250,110.00.

The $100,110.00 in funding will be encumbered through the execution of Amendment No. 1 to the City Contract through the Office of General Counsel using the following account:

PLCP32EF5710-06505-PL0009-06

Your assistance in concurring with this recommendation for the respective award would be appreciated.

If you have questions or need additional information regarding this request, please contact Jim Lange in Public Buildings at 255-4340.

Attachment:

- Johnson Controls, Inc. Proposal dated July 13, 2017
- Award PSC-0470-17

cc: Marilyn Laidler, Purchasing Analyst
Ann Brackin, Public Works Contracts Specialist
Jim Lange, Contract Administrator
Bob Upson, Facility Manager

ab

PROPOSAL

Johnson Controls, Inc.
Building Efficiency
4820 Executive Park Ct, Suite 109
Jacksonville, FL 32216
Tel. (904) 733-1411
Fax (904) 733-3335

TO: City of Jacksonville Public Works
VIA: Roy Birbal, Director Public Buildings
From: Ernie Alton, Account Executive, Johnson Controls
Scott Forsyth, PE, Senior Application Engineer, Johnson Controls
DATE: July 13, 2017
PROJECT: Main Downtown Library
Engineer & Implement HVAC Retro-fits and Repairs for Immediate and Maximum Benefit to Cost

Project Background:

The Library has experienced severe HVAC operational issues and high operating costs ever since the building was designed, constructed and commissioned in 2006. A lengthy engineering evaluation was performed in 2014 by SGM Engineering that included re-calculating cooling loads for the entire building. The SGM Engineering report referenced a prior engineering report on the library prepared by Reynolds, Smith and Hills performed in 2012. In spite of significant time and money invested in prior engineering and commissioning studies and a maintenance contract on the computerized Building Automation System having been in place, essentially no improvements have been implemented and the original operational issues remain.

The 2014 SCM Engineering report cites two return air shafts extending up from each floor in the building to the east and west mezzanine levels at the roof level that house air handling units as being severely undersized and constricted as the primary cause of the building pressurization issues. The building pressurization issues at times prevent the main doors from closing (kept open by conditioned air being blown outdoors). The 2014 SCM Engineering report indicated that the 2012 Reynolds Smith and Hills report cited return air shafts as being undersized as well. The 2014 SCM report included very expensive recommendations to increase the size of the return air shafts.

Project Goals:

Goals of the proposed services include:

1. Provide immediate and maximum HVAC operational benefits with relatively low cost "quick fix" retro-fits and repairs. It is anticipated that the entire initial project will have a very short payback on energy savings, most likely under one year. Confidence in this goal being met is very high since the current annual energy operating cost (electric and chilled water from JEA) is $939,000 or $3.53 per square foot, a very high value. Very small increases in plant efficiency resulting from the project will result in large dollar savings.
2. Significantly resolve, if not completely eliminate, building pressurization issues that create a number of issues such as the main front doors to the building not closing due to conditioned air being blown out through the doors.

3. Reduce energy costs significantly. The building from an energy consumption and cost per square foot benchmark perspective is very high with a total electric and chilled water cost per square foot of $3.53 per square foot, approximately twice what is should be.
4. Reduce long term HVAC equipment maintenance and repair costs. Excessive pre-mature deterioration from high humidity, moisture, excessive fan speeds and vibration, excessive run hours, etc. are currently occurring.

Preliminary Finding from Initial Site Meeting, Survey and Document Review:

After the initial meeting with City staff at the library, the library HVAC systems and Building Automation System (BAS) were reviewed and documented (BAS screen shots of most all systems and air handling units were captured on a thumb zip drive). Building construction plans and the 2014 SGM Engineering report were reviewed.

Major findings that were not previously identified in the SGM Engineering report include the following. Also refer to the Air Handling Unit Schedule and Air Handling Unit Controls Schematic section for information taken directly from the construction drawings.

1. Although it was previously reported that the return air shafts were undersized and were recommended to be increased in size, there is another alternative. The other alternative would be to reduce the quantity of return air that must be returned through the existing east and west return air shafts that are undersized. Reduction of return air may be accomplished in two ways:
    a. **Converting existing constant volume air handlers from constant air volume to variable air volume control.** The east shaft return air quantity from constant air volume air handlers at design conditions is approximately 50% of the total return air flow. The west shaft return air quantity from constant air volume air handlers at design conditions is approximately 66% of the total return air flow. Due to variation in cooling loads with weather and occupancy loads and diversity in peak loads associated with the numerous constant air volume air handlers and that they are oversized due to safety factors, return air quantities may be reduced significantly during most all operating hours. Most of the equipment and controls hardware necessary to convert constant volume air handling units to variable air volume control was installed with the original construction.
    b. **Return air quantities may be lowered by lowering supply air temperature set points when required.** For example, with a difference in temperature between supply and return air of approximately 20 degrees F (75 F return or space temperature and 55 F supply temperature), return air (and supply air) quantities in CFM (Cubic Feet per Minute) may be reduced by approximately 10% by lowering supply temperatures from 55 F to 53 F.

2. Air pressure drop in any duct or shaft varies as the square of the air flow in CFM so even relatively modest reductions in air flow can result in large reductions in building pressurization issues. For example, we would anticipate return air under the vast majority of operating hours could be reduced by perhaps 35% or more. Pressurization would be cut by more than one half, cut by 58% (1- .65x.65).

3. Converting from constant air volume to variable air volume will result in very large fan energy savings and large reduction in operating costs. Although system pressures or static pressures differences vary as the square of the supply or return air flow in CFM, the air handler fan Horse Power (HP) varies as the cube of the supply air flow in CFM. Therefore, even a typical reduction in cooling load of about 40% compared to the design cooling load (has safety factors), results in a fan power and energy reduction of 82%!!!! (1.00-(.6x.6x.6))

4. As indicated in the Air Handling Unit Schedule and Air Handling Unit Controls Schematic section that follows, constant volume air handling units are already equipped with a variable speed drive like the two large variable air volume air handlers. These fans are equipped with "plug" supply fans that are direct drive without fan belts and the variable speed drive is used for balancing the system to the required supply air CFM (design maximum flow) and for its soft start feature to reduce maintenance wear and tear.

Scope of Work:

Summary:
Provide "turn key results driven" services including field survey, engineering, TAB services, HVAC and BAS retro-fit and repair, commissioning and on-going monitoring and performance verification services to achieve the project goals. The scope of this initial project will include relatively low cost quick retrofits and repairs and will not include major capital intensive upgrades or system modifications.

Details:

The Johnson Controls team that will provide the proposed services includes a highly experienced application-professional engineer, certified controls technicians, HVAC mechanics, certified TAB (Test, Adjust and Balance) staff, sub contracting partners as required and project management staff. The proposed scope includes:

1. Meet and communicate with City of Jacksonville Facilities staff during all phases of the project to ensure that (1) the recommendations, retro-fits and repairs that are being implemented and considered for implementation meet project goals and have been approved by Facilities staff and (2) the project implementation is coordinated with and results in minimal disruption to City of Jacksonville Library operations.
2. Review existing documentation that is available such as construction plans, equipment submittals, operation and maintenance documents, TAB reports, control drawings, control sequences, operating and trend data, etc. Review prior maintenance work order and maintenance costs for the building for the systems included in the scope. The Owner will make a reasonable attempt to provide any pertinent documentation that it has but Johnson Controls recognizes that some documentation may not exist and/or may not be readily available.
3. Implement trend logs and/or install temporary loggers as appropriate to facilitate an assessment of the operation and performance of the HVAC systems.
4. Survey of the building HVAC system and BAS. Survey equipment, controls, etc. relative to layout, condition and performance.
5. Determine, document, and review the existing control set points and sequence of operations as related to goals.
6. Perform and/or supervise a "point to point" inspection of the HVAC systems to determine the functionality of the control and HVAC systems and the need for any repairs. However, the initial "first pass" scope of work does not necessarily include a detailed survey and inspection of each and every point in the HVAC and BAS systems in the building. The focus will be on ensuring those points and systems that are critical to achieving project goals are functioning in a cost effective manner.
7. Provide a number of test and balance measurements in the building for comparison to design and/or equipment ratings, particularly where the data is critically related to the performance of the building HVAC systems and goals. However, a complete new TAB on the building is not included.
8. Discuss and/or interview (1) building management and occupants and (2) Maintenance staff regarding the performance of the building's systems.

9. Review and analyze data gathered and identify installation and operation and maintenance deficiencies and/or opportunities for improvement. The performance of quick fixes, such as adjustments to equipment settings, balancing valves, operating schedules, minor control system sequence or set point improvements (reset of supply temperatures for example), etc. that can be quickly implemented at low cost are anticipated to be implemented in the proposed scope.
10. Identify higher cost retro-fits and repairs for approval by City Facilities staff prior to implementation.
11. Provide an initial report after implementation of the initial scope of work to include findings, quick fixes and retro-fits that were implemented, documentation of work performed to achieve project goals and economic data such as preliminary savings estimates, etc. as appropriate.
12. Meet and discuss the report with City of Jacksonville Facilities staff.
13. Monitor, trend and document results for a minimum of 3 months after initial implementation. Provide optimization and "tweaking" of control system operation. Provide monthly performance verification reports covering both HVAC system performance and energy operating costs.
14. Identify and prioritize any additional retro-fit and repair measures that were not implemented initially and may be capital intensive based upon their benefit to implementation cost ratio or return on investment.
15. Update the initial report after 3 months of performance verification and optimization. Meet and discuss the updated but draft report with City of Jacksonville Facilities staff. After receiving staff comments and concerns, make necessary changes to the draft before delivery of the final report. The final report will be signed by the Professional Engineer.

Team Qualifications:

A few of the qualifications of the Johnson Controls Senior Application Engineer, Scott Forsyth, P.E., who will provide direction for our project team and professional engineering services include:

1. BS Mechanical Engineering (University of Florida), MS Mechanical Engineering (Georgia Institute of Technology) and MBA (University of North Florida).
2. Florida Licensed Professional Engineer (mechanical and electrical disciplines) and Florida Mechanical and Electrical Contractor Licenses.
3. Certified in HVAC TAB, Commissioning and Retro-Commissioning, National Environmental Balancing Bureau (NEBB)
4. Thirty eight years practical experience in HVAC, BAS and facilities engineering and O&M. All of his experience has been in the southeast's hot and humid climate. The first 5 years were spent as a design HVAC engineer and the remaining 28 years has been almost exclusively in existing facilities developing HVAC, controls and energy related solutions to address building performance issues similar to this building.

A few of the qualifications of the Jacksonville Johnson Control's branch include:

1. Florida Licensed Mechanical Contractor, General Contractor, Electrical Contractor and Plumbing Contractor
2. Approximately 90 service and installation technicians and mechanics. Approximately 70% supporting HVAC and mechanical construction and maintenance services and 30% supporting HVAC controls and building automation systems (BAS). Mechanics and technicians have extensive training and certification in a wide range of HVAC systems such as BAS, chillers, VFDs, etc.
3. NEBB certified HVAC Test, Adjust and Balance Services staff available for support.
4. Mechanical in-house construction services include a dedicated capital projects group that has dedicated installation and fabrication mechanics.
5. Past projects range from simple AC and chiller replacement to complex multi-million dollar design build HVAC solutions including chilled water plant projects.

Project Schedule and Coordination:

We anticipate a completion date of the initial scope within 45 business days after proper notice of acceptance assuming that documentation and any assistance from the Owner and the existing Andover BAS service provider, Facility Automation**, as may be required is provided in a timely manner.
***Johnson Controls Jacksonville staff have experience subcontracting and working in partnership with Facility Automation staff.*

Compensation:

The price for the scope of work defined above will be determined on a time, material and cost basis **not to exceed $100,110.** Hourly rates of staff, material mark up and any sub-contracted services will be at the previously agreed upon rates with the City of Jacksonville.

City of Jacksonville Public Works	JOHNSON CONTROLS, INC.
Jacksonville, Florida	Jacksonville, FL
Signature *Date*	*Signature* *Date*
Name:	Name: Ernie Alton
Title:	Title: Account Executive

Existing Energy Consumption and Cost Data for Main Downtown Library

303 N LAURA ST				
Chilled Water Meter# 0134551				
Start	End	Days	DTDESPLT	Ton Hours of Chilled Wtr Cons
3/19/2017	4/17/2017	29	$38,439.19	175411
2/14/2017	3/19/2017	33	$33,304.66	126830
1/17/2017	2/14/2017	28	$30,739.46	102559
12/14/2016	1/17/2017	34	$34,737.50	140387
11/14/2016	12/14/2016	30	$33,587.07	129502
10/16/2016	11/14/2016	29	$38,918.51	173321
9/14/2016	10/16/2016	32	$44,361.01	222920
8/12/2016	9/14/2016	33	$52,716.95	299070
7/15/2016	8/12/2016	28	$49,700.47	271580
6/14/2016	7/15/2016	31	$56,107.61	329970
5/13/2016	6/14/2016	32	$47,908.58	255250
4/14/2016	5/13/2016	29	$41,536.56	197180
3/14/2016	4/14/2016	31	$39,673.35	180200
2/12/2016	3/14/2016	31	$33,611.86	124960
1/14/2016	2/12/2016	29	$30,626.71	94470
12/15/2015	1/14/2016	30	$35,799.31	136780
11/12/2015	12/15/2015	33	$38,361.24	158820
10/13/2015	11/12/2015	30	$40,640.70	178430
9/14/2015	10/13/2015	29	$43,506.65	201840
8/13/2015	9/14/2015	32	$46,937.73	230030
7/14/2015	8/13/2015	30	$45,687.10	219390
6/11/2015	7/14/2015	33	$49,879.75	255060
5/13/2015	6/11/2015	29	$43,229.34	198480
4/14/2015	5/13/2015	29	$38,731.08	160210
3/16/2015	4/14/2015	29	$37,704.96	151480
Most Recent 12 Months			**$502,058**	**2,423,980**
Annual Chilled Water Cost Per Sq Ft				**$1.89**
Average Blended Cost Per Ton Hour ($/TonHr)				**$0.207**
Building Square Feet				**266,052**

303 N LAURA ST APT 1					
Electric Industrial Meter#88792233					
Start	End	Days	IND40XLD	kWh	kW
3/3/2017	4/5/2017	33	$38,802.97	535185	1199
2/2/2017	3/3/2017	29	$29,979.96	385521	1056
1/4/2017	2/2/2017	29	$32,664.19	418719	1160
12/2/2016	1/4/2017	33	$35,984.32	497020	1106
11/1/2016	12/2/2016	31	$32,819.70	441852	1062
10/3/2016	11/1/2016	29	$37,649.77	441375	1358
9/1/2016	10/3/2016	32	$33,826.67	424099	1070
8/2/2016	9/1/2016	30	$34,886.89	440504	1088
7/5/2016	8/2/2016	28	$37,750.32	491308	1102
6/2/2016	7/5/2016	33	$42,321.59	575858	1106
5/3/2016	6/2/2016	30	$36,715.81	465058	1139
4/4/2016	5/3/2016	29	$43,568.34	534171	1452
3/2/2016	4/4/2016	33	$41,304.00	497362	1423
2/2/2016	3/2/2016	29	$38,410.85	464963	1308
1/4/2016	2/2/2016	29	$43,719.12	492290	1378
12/2/2015	1/4/2016	33	$42,182.09	494969	1186
10/30/2015	12/2/2015	33	$40,621.88	475147	1150
10/1/2015	10/30/2015	29	$34,511.63	396188	1017
9/1/2015	10/1/2015	30	$11,389.77	389986	957
8/3/2015	9/1/2015	29	$28,108.90	321255	802
7/1/2015	8/3/2015	33	$33,145.97	389104	889
6/1/2015	7/1/2015	30	$32,835.68	373221	955
5/1/2015	6/1/2015	31	$35,262.90	412135	959
4/2/2015	5/1/2015	29	$34,112.61	382066	1028
3/4/2015	4/2/2015	29	$15,027.33	414352	1257
Most Recent 12 Months			**$436,971**	**5,650,670**	
				$1.64	
Average Blended Cost Per KWH ($/KWH)				**$0.077**	
Building Square Feet				**266,052**	

Air Handling Unit Schedule and Air Handling Unit Controls Schematics

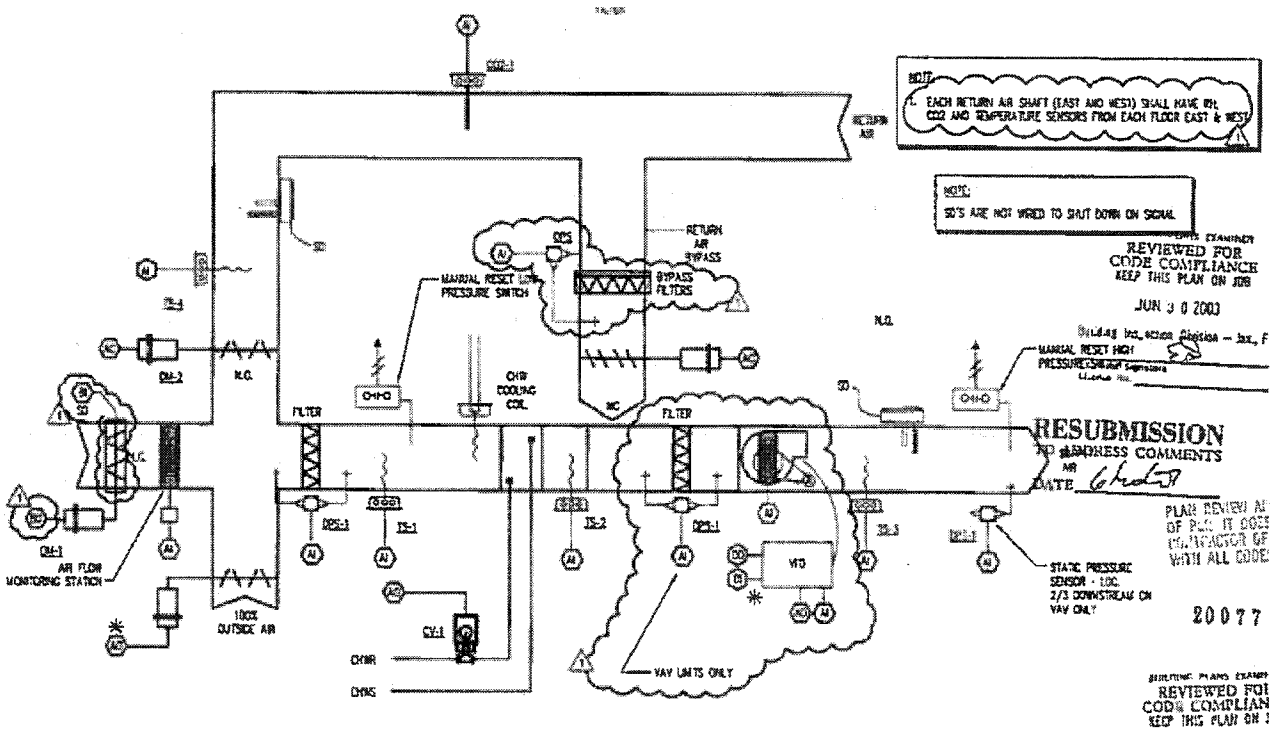
AIR HANDLING UNIT SCHEDULE

PLAN MARK	MODEL NO.	UNIT TYPE	UNIT COMPONENTS IN DIRECTION OF AIR FLOW SEE LEGEND BELOW	SUPPLY FAN DATA								COOLING COIL										
												DESIGN CONDITIONS				CAPACITY		AIR DATA		WATER DATA		
				TOTAL CFM	MAX OA	EXT. SP	WHEEL TYPE	MAX RPM	MOTOR HP	VOLT/ PHASE	VFD	EAT		LAT		SENS. MBH	TOTAL MBH	MAX. VEL. FPM	MIN. ROWS	TEMP. °F ENT.	TEMP. °F LVG.	FLOW GPM
												DB	WB	DB	WB							
AHU-E2-CV1	MCCA 57	SINGLE ZONE	MXB, FLT & FFL, IFB, CCL, FAN, PLN	21,500	4,600	4	AF	-	40	480/3	Y	80	67	52.0	52.0	662	929	550	8	44	60	116
AHU-E3-CV1	MCCA 57	SINGLE ZONE	MXB, FLT & FFL, IFB, CCL, FAN, PLN	21,500	4,600	4	AF	-	40	480/3	Y	80	67	52.0	52.0	662	929	550	8	44	60	116
AHU-E4-CV1	MCCA 57	SINGLE ZONE	MXB, FLT & FFL, IFB, CCL, FAN, PLN	21,500	4,600	4	AF	-	40	480/3	Y	80	67	52.0	52.0	662	929	550	8	44	60	116
AHU-E-VAV	MCCA 120	VAV	MXB, FLT & FFL, CCL, MXF, FAN, PLN △1	84,000	25,000	4	AF	-	125	480/3	Y	83	69	51.0	51.0	2253	3522	550	8	44	60	440
MAU-E	MCCA 50	100% OA	MTE, FLT & FFL, PHC, HTP, SAC, CCL, SAC, HTP, FAN, PLN	25,000	25,000	1	AF	-	30	480/3	Y	78	73	51.0	51.0	688	1800	500	8	44	60	225
AHU-W1-CV1	MCCA 150	MULTIZONE	MXB, FLT & FFL, FAN, MTZ (2 ZONES) ZONE W1-1: 15,700 CFM ZONE W1-2: 9,900 CFM	25,000	25,000	4	AF	-	50	480/3	Y	80	67	52.0	52.0	801	1114	550	8	44	60	139
AHU-W2-CV1	MCCA 57	SINGLE ZONE	MXB, FLT & FFL, IFB, CCL, FAN, PLN	22,000	4,700	4	AF	-	40	480/3	Y	80	67	52.0	52.0	678	943	550	8	44	60	118
AHU-W2-CV2	MCCA 88	SINGLE ZONE	MXB, FLT & FFL, IFB, CCL, FAN, PLN	28,500	5,100	4	AF	-	50	480/3	Y	80	67	52.0	52.0	878	1221	550	8	44	60	153
AHU-W3-CV1	MCCA 57	SINGLE ZONE	MXB, FLT & FFL, IFB, CCL, FAN, PLN	20,500	4,400	4	AF	-	30	480/3	Y	80	67	52.0	52.0	631	878	550	8	44	60	110
AHU-W3-CV2	MCCA 68	SINGLE ZONE	MXB, FLT & FFL, IFB, CCL, FAN, PLN	28,000	5,600	4	AF	-	40	480/3	Y	80	67	52.0	52.0	801	1114	550	8	44	60	139
AHU-W4-CV1	MCCA 86	SINGLE ZONE	MXB, FLT & FFL, IFB, CCL, FAN, PLN	28,500	5,700	4	AF	-	50	480/3	Y	80	67	52.0	52.0	818	1135	550	8	44	60	142
AHU-W-VAV	CUSTOM	VAV	MXB, FLT & FFL, CCL, MXF, FAN, PLN △1	71,500	25,000	4	AF	-	2@60	480/3	Y(2)	82	69	51.0	51.0	2438	3925	550	8	44	60	491
MAU-W	MCCA 50	100% OA	MTE, FLT & FFL, PHC, HTP, SAC, CCL, SAC, HTP, FAN, PLN	25,000	25,000	1	AF	-	30	480/3	Y	78	73	51.0	51.0	688	1800	500	8	44	60	225
AHU-T1	LPCAF12F	VERTICAL	-	6,000	0	1	AF	-	5	480/3	N	75	62	53.0	53.0	147	162	550	8	44	60	21
AHU-T2	LPCAF12F	VERTICAL	-	6,000	0	1	AF	-	5	480/3	N	75	62	53.0	53.0	147	162	550	8	44	60	21

COMPONENTS LEGEND

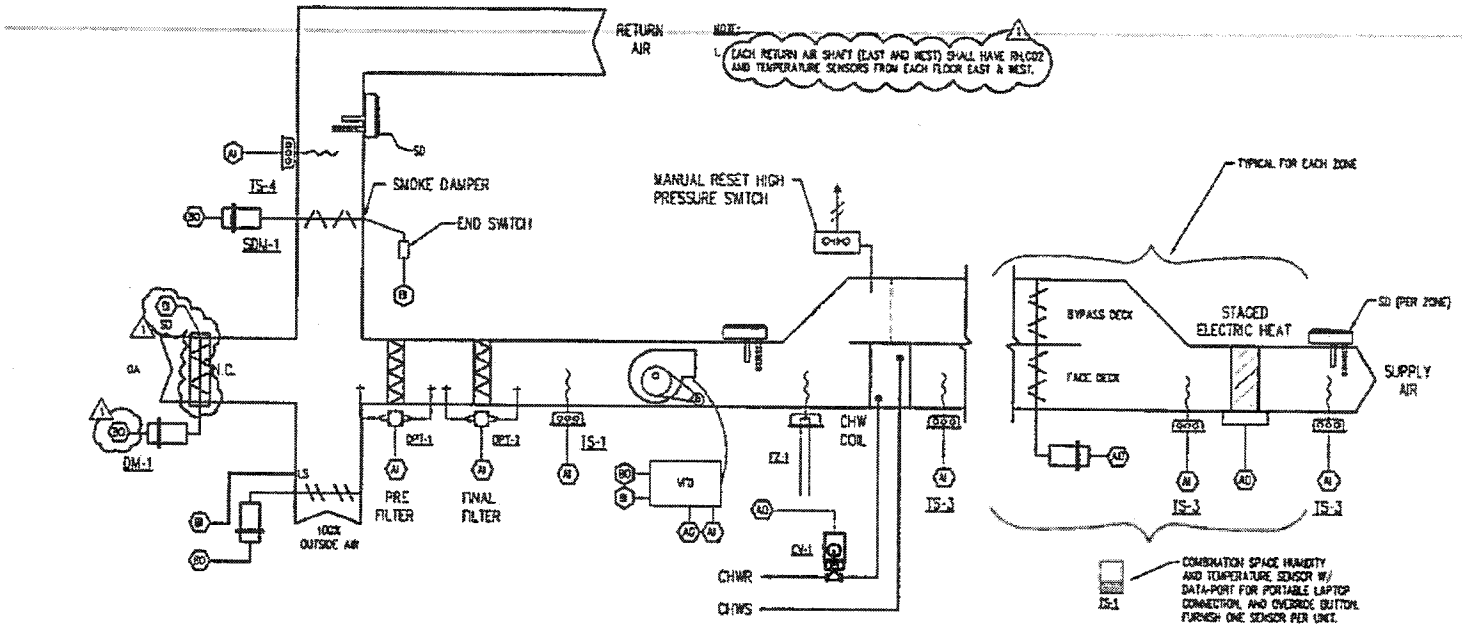
MXB - MIXING BOX
MTE - MOISTURE ELIMINATOR
PHC - ELECTRIC PREHEAT COIL
CCL - COOLING COIL
FAN - PLUG FAN
FFL - FLAT FILTER
FLT - PRE-FILTERS
FFL - FINAL FILTERS
PLN - PLENUM
SAC - SMALL ACCESS
MAC - MEDIUM ACCESS
HTP - WRAP AROUND HEAT PIPE
MTZ - MULTIZONE WITH CHW AND BYPASS DECK
IFB - INTERNAL FACE & BYPASS
DIF - DIFFUSER
MXF - MIXING BOX WITH FILTERS △1

NOTES: 1. MODEL NUMBERS AND EQUIPMENT SELECTIONS BASED ON TRANE /
2. AIR PRESSURE DROP FOR FILTERS SHALL INCLUDE A 1.0" DIRTY F
3. CAPACITIES SHOWN ARE MINIMUM. AIR AND WATER PRESSURE DRO
4. MAU'S SHALL BE FURNISHED WITH A WRAP AROUND COOLING COIL
5. FILTER EFFICIENCY BASED ON ASHRAE STD. 52.1; MERV RATINGS I



* FIRE/SMOKE MANAGEMENT

6 VAV AHU'S (VAV) AND SINGLE ZONE (CV)
N.T.S.



7 BYPASS MULTIZONE AHU (CV)

N.T.S.

Below is an estimate of work, as proposed herein, in accordance with the JCI GSA Schedule:

Contract Number	Special Item # (SIN)	Labor Category/ JCI Part #	Description	#	Unit Price	Proposed Price
Labor: GSA Federal Supply Schedule Contract						
GS-07F-190CA	246-52	Admin Support	X Branch Regular time Rate	40	$56.11	$2,244.40
GS-07F-190CA	246-51	HVAC Mechanic	X Branch Regular time Rate	100	$88.66	$8,866.00
GS-07F-190CA	246-51	Chiller Mechanic	X Branch Regular time Rate	0	$102.85	$0.00
GS-07F-190CA	246 1000	Controls Technician	X Branch Regular time Rate	0	$137.43	$0.00
GS-07F-190CA	246-52	Construction Manager	X Branch Regular time Rate	40	$114.75	$4,590.00
					Total GSA Labor	**$15,700.40**
Labor: Open Market						
Open Market		Engineering	Engineering Services	1	$27,000.00	$27,000.00
Open Market		Controls Sub	Facility Engineering	1	$18,750.00	$18,750.00
Open Market		Permit Filing	Test and Balance	1	$2,500.00	$2,500.00
					Total Open Market Labor	**$48,250.00**
					Total Labor	**$63,950.40**
Materials: GSA Federal Supply Schedule Contract						
Materials	246 42 2	1690	Repair Materials	1	$15,000.00	$15,000.00
					Total GSA Materials	**$15,000.00**
Materials: Open Market						
Open Market		Open Market	Misc Materials	1	$18,750.00	$18,750.00
					Total Open Market Materials	**$18,750.00**
					Total Materials	**$33,750.00**
Travel: Open Market						
Open Market		Travel-Mileage	per mile	1000	$0.535	$535.00
Open Market		Service Truck Charges	per trip	25	$75	$1,875.00
Open Market		Lodging - pre tax	Federal FY17 Rate for ZIP ($/night)	0	$91	$0.00
Open Market		Lodging - tax	13%	0	$11.83	$0.00
Open Market		Meals & Incidentals	Federal FY17 per diem for Zip ($/day)	0	$51	$0.00
					Total Travel	**$2,410.00**
					Total Proposed Price	***$100,110***

TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

1. SCOPE OF WORK
Purchaser agrees to provide JCI with required field utilities (electricity, toilets, drinking water, etc.) without charge. JCI agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge JCI for any costs or expenses without JCI's written consent unless specifically noted in the statement of the scope of work or services undertaken by JCI under this agreement. JCI's obligations under this agreement expressly exclude any work or service of any nature associated or connected with the identification, abatement, clean up, control, removal, or disposal of environmental hazards or dangerous substances, to include but not be limited to asbestos or PCBs, discovered in or on the premises. Any language or provision of the agreement elsewhere contained which may authorize or empower the Purchaser to change, modify, or alter the scope of work or services to be performed by JCI shall not operate to compel JCI to perform any work relating to Hazards without JCI's express written consent.

2. INVOICING & PAYMENTS. JCI may invoice Purchaser as indicated in schedule that follows unless a project development agreement for a self funding project is entered in to in which case the cost will be financed with the other capital improvements. Initial payment includes development of a Retro-Cx plan, project engineering, review of construction documents, preparation of survey documents, subcontracts, instrument and test lists, drafting and other mobilization costs incurred prior to the performance of the detailed field survey and any quick fixes by mechanics and technicians. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received. If JCI's invoice is not paid within 30 days of its issuance, it is delinquent. Payment schedule for the project is as follows:

Initial payment:	20%
Invoiced after field work:	40%
Invoiced after draft report:	35%
Invoiced after final report:	5%
Total	100%

3. RESOURCES. If the resources included in this proposal become temporarily or permanently unavailable for reasons beyond the control of JCI, then in the case of such unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, JCI shall provide reasonably available substitute resources.

4. WARRANTY. JCI warrants that the services provided shall be professional and in accordance with generally accepted industry standards for a period of ninety (90) days after delivery of the Final Report. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE

5. LIABILITY. JCI shall not be liable for any special, indirect or consequential damages arising in any manner from the work performed pursuant to this agreement.

6. DELAYS. JCI shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond JCI's control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner or other Contractors or delays caused by suppliers or subcontractors of JCI, etc.

8. COMPLIANCE WITH LAWS. JCI shall comply with all applicable federal, state and local laws and regulations and shall obtain temporary licenses and permits required for the prosecution of the work.

9. DISPUTES. All disputes involving more than $15,000 shall be resolved by arbitration in accordance with the rules of the American Arbitration Association. The prevailing party shall recover all legal costs and attorney's fees incurred as a result. Nothing here shall limit any rights under construction lien laws.

10. INSURANCE. Insurance coverage in excess of JCI's standard limits will be furnished when requested and required. No credit will be given or premium paid by JCI for insurance afforded by others.

11. INDEMNITY. The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the Indemnifying Party.

12. OCCUPATIONAL SAFETY AND HEALTH. The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.

13. ATTORNEY'S FEES. Purchaser Agrees that he will pay and reimburse Johnson Controls for any and all reasonable attorneys' fees which are incurred by Johnson Controls in the collection of amounts due and payable by others.

14. ENTIRE AGREEMENT. This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.

15. CHANGES. No change or modification of any of the terms and conditions stated herein shall be binding upon Johnson unless accepted by Johnson in writing.

SUBJECT: PIGGYBACK GSA CONTRACT #GS-07F-190CA, FOR HVAC EQUIPMENT, INSTALLATION AND FACILITY SERVICES

BID #: PSC-0470-17 **OPEN DATE:**

GENERAL GOVERNMENT AWARDS COMMITTEE

KIND AND BASIS OF CONTRACT: PIGGYBACK CONTRACT- FROM DATE OF AWARD THROUGH AUGUST 31, 2020

AGENCY: PUBLIC BUILDINGS

BASIS OF AWARD: PER PIGGYBACK CONTRACT

NUMBER OF BIDS INVITED: ( ) **NUMBER RECEIVED:** ( ) **OTHER** ( )

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval to amend piggyback award approved on 04/13/17 with Johnson Controls, Inc. , by adding Exhibit 2 (Indemnification) and Exhibit 3 (Insurance Requirements) per Risk Management Department which were inadvertently omitted from the original request/package. The Exhibits are to made part of the formal contract through Office of General Counsel.

Attachments: Recommendation Memo, Previous Award

BUYER: Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED for GREGORY PEASE, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Roy Birbal, Chief, Public Buildings Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 3 MEMBERS DISAPPROVING 0 DATE: 6/5/17

Teresa R. Eibner _____ OTHER: _____

_____ _____

_____ _____

ACTION OF AWARDING AUTHORITY DATE 6/05/17

MK APPROVED _____ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____
Sam E. Mousa
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05

SUBJECT: PIGGYBACK GSA CONTRACT #GS-07F-190CA, FOR HVAC EQUIPMENT, INSTALLATION AND FACILITY SERVICES

BID #: PSC-0470-17 **OPEN DATE:**

GENERAL GOVERNMENT AWARDS COMMITTEE

KIND AND BASIS OF CONTRACT: PIGGYBACK CONTRACT- FROM DATE OF AWARD THROUGH AUGUST 31, 2020

AGENCY: PUBLIC BUILDINGS

BASIS OF AWARD: PER PIGGYBACK CONTRACT

NUMBER OF BIDS INVITED: ( ) NUMBER RECEIVED: ( ) OTHER ( )

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval to piggyback GSA Contract #GS-07F-190CA with Johnson Controls, Inc., for HVAC Equipment, Installation and Facility Services on an as needed basis. Period of Service will be from date of award through August 31, 2020. Total award amount not-to-exceed $150,000.00.

This award to be funded by account: PWPB5A1MAPR-03410 to be executed by formal contract through the Office of General Counsel.

Attachments: Recommendation Memo, GSA Contract and pricing

BUYER: Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: Roy Birbal, Interim Chief, Public Buildings Division

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 3 MEMBERS DISAPPROVING Ø DATE: 4/13/17

Teresa R. Eichner OTHER:

ACTION OF AWARDING AUTHORITY DATE 4/13/17

MR APPROVED DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION

Sam E. Mousa
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05

FISCAL MO/YEAR : 10 2017 CURRENCY CODE :
INDEX CODE : PLCP32EF5710 PUBLIC LIBRARIES CAPITAL PROJECTS
SUBOBJECT : 06505 OTHER CONSTRUCTION COSTS
PROJECT : PL0009 MAIN LIBRARY
PROJECT DETAIL : 06 MAIN LIBRARY-CAPITAL MAINTENANCE FUND
GRANT :
GRANT DETAIL :
USER CODE :

S	JULY 2017	ANNUAL BALANCE	ALL YEARS BALANCE
ESTIMATED REVENUES	.00	.00	.00
REVENUES	.00	.00	.00
UNREALIZED REVENUES	.00	.00	.00
BUDGET	.00	315,000.00	315,000.00
EXPENDITURES	.00	.00	.00
ENCUMBRANCES	.00	.00	.00
PRE-ENCUMBRANCES	.00	.00	.00
REMAINING BALANCE	.00	315,000.00	315,000.00

F1-HELP F2-SELECT F4-PRIOR F5-NEXT
F9-LINK F10-PRIOR-MO F11-NEXT-MO
G005 - PRIOR RECORD DISPLAYED

	Johnson Controls, Inc.	
PSC-0470-17		
4/13/2017	$150,000.00	Award
6/5/2017		Amended to Add Exhibits only
Pending	$100,110.00	

$250,110.00 Total Award