



Board of County Commissioners Agenda Request



Requested Meeting Date: March 26, 2024

Title of Item: Bid for jail controls upgrade

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* <small>*provide copy of hearing notice that was published</small>
Submitted by: Jim Bright		Department: Maintenance
Presenter (Name and Title): Jim Bright Facilities Coordinator		Estimated Time Needed: 5 Min
Summary of Issue: <p>The jail controls for the heating and cooling system have reached and exceeded their life expectancy. Climate Makers submitted a proposal for replacement of the controls for the new equipment that will be installed. This proposal includes the head end controller for a future project to replace all of the heating and cooling controls in the jail and center annex. The hard copy of the contract between Aitkin County and Climate Makers for the controls proposal will be provided at the meeting.</p>		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Approve Climate Makers proposal to install new controls for the new equipment being installed and air handling units #1 & #2.		
Financial Impact: Is there a cost associated with this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the total cost, with tax and shipping? \$ \$127,616.00 Is this budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i> There is \$750,000 of Fiscal Recovery Funds set aside for this project.		

Legally binding agreements must have County Attorney approval prior to submission.



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PROPOSAL

COMPANY: Aitkin County

PROJECT: Aitkin County Jail HVAC Upgrade Integrated Automation

ATTENTION: Jim Bright

DATE: 02.15.2024

Climate Makers is pleased to provide an Integrated Automation estimate for this project based on drawings and specifications by Widseth Smith Nolting & Associates. Our price includes the following:

INTEGRATED AUTOMATION

Instrumentation and Components furnished and installed for a fully functioning Integrated Automation System based upon ABB BACnet and Climate Makers industry standard instrumentation and components. New communications trunk wiring will be installed. Existing sensor wiring and conduit will be reused where applicable. Existing valves and actuators will be reused where applicable. The existing smoke control system must be ostracized from the IAS to meet lift safety code as CMI is concerned from our site investigation that the integrity of this system may be compromised already. This proposal focuses on just the Johnson Controls, legacy, proprietary system which will be replaced in total to not leave mechanical equipment running without control and management capability. Existing devices that are not in working order will be discussed with the owner for a decision before proceeding.

- (1) System Architecture
 - (1) Server or owner furnished virtual machine running VM Ware
 - Climate Makers to coordinate requirements with owner
 - (1) Aspect Enterprise Software
 - Matrix-2 Supervisory controller(s)
- (1) Jail Air Handling Unit 1
- (1) Jail Air Handling Unit 2
- (1) Jail Air Handling Unit 3
- (1) Jail Heating Water System

Total Investment: \$ 127,616.00

Clarifications

1. Line sized hangers to be utilized on domestic water and heating piping 2" and smaller.
2. It is our general expectation that as the specifications are finalized, logical regional equal products will be able to be incorporated into the final specifications.
3. Assume use of site Lull.
4. Assume standard workday of 7:00-3:30.
5. Generator, (louvers, exhaust silencers or piping), if required, by others.
6. All piping, ductwork, equipment, and components that are not floor mounted are assumed to be hung from structure provided by others. Supplemental steel or support systems are not included to reinforce the structure from which the mechanical systems are hung.
7. Rectangular openings by others, framing by others. Pipe sleeves included for round openings.
8. The use of inserts will be prioritized; however it is assumed that the use of drop in anchors are acceptable.
9. Should overtime be directed, the impact to productivity will be considered in addition to the overtime premium wage costs.
10. Concrete housekeeping pads to be dimensioned by CMI, installed by others.
11. Clean up to be completed by our crews for our work.
12. Bond cost is in addition to the pricing identified.
13. The accepted value engineering list will take precedence over the construction documents.
14. LEED or B3administration or commissioning by others. CMI will support the process with project management resources.
15. Mockups are assumed to be permanent installations on site, completed early.
16. We intend to use split escutcheons as well.
17. CMI will utilize our standard hanger schedule.
 - a) Coppertube:
 - Up to and 1 1/4" tube use 3/8" rod and anchors 6'-0" on center.
 - 1 1/2" thru 3" tube use 3/8" rod and anchors 8'-0" on center.
 - 4" and up tube use 1/2" rod and anchors 8'-0" on center.
 - b) Steelpipe:
 - Up to and 3" pipe use 3/8" rod and anchors 8'-0" on center.
 - 3 1/2" and up pipe use 1/2" rod and anchors 8'-0" on center.
 - c) Duct:
 - i) Gripple will be utilized.
18. Horizontal piping reduction simplify routing.

Exclusions

1. Electrical
2. Coordination Drawings

3. No piping trenches are included.
4. Outside utilities by others.
5. Gas service costs by others.
6. Abatement is not included.
7. Structural engineering for weights of mechanical systems impact on structure is not included.
8. Structural penetrations excluded. Mechanical penetration layout by CMI.
9. All structural steel to support mechanical equipment, ductwork and piping.
10. Equipment support steel, grating, rails and concrete piers.
11. Piping support piers serving outside equipment.
12. Seismic engineering
13. Accommodation of Seismic requirements and details.
14. Painting of HVAC systems.
15. Painting of gas piping.
16. Painting of mechanical systems, piping, ductwork and supports.
17. Parking costs.
18. Overtime.
19. Safety barriers.
20. Dumpsters.
21. Pipe sleeves are not included at partitions. Fire or sound caulk will be directly applied to the sheetrock.
22. Permanent and temporary safety railings.
23. One year service and maintenance agreement.
24. Motor starters and disconnects
25. Liquidated damages
26. Street cleaning
27. Required code changes, should they arise.
28. Escutcheons on all mechanical piping penetrations of finished walls
29. "All wiring, conduit and electrical devices downstream of the panelboards is the responsibility of the Division 15 trade requiring the power unless otherwise shown on the electrical drawings". Wiring required to support mechanical systems should be indicated on the electrical documents.
30. Utility costs for temporary heating and cooling
31. Extended warranties for temporary heating and cooling
32. Maintenance costs for temporary heating and cooling
33. Equipment screening
34. Engineering by Contractor
35. Dust and Exhaust Control.
36. Fire Protection.
37. Site Utilities.
38. Site restoration.
39. Sub-Slab drain tile and piping.

40. Utility Rebate coordination.
41. Wall and ceiling cut and patch. Saw cutting and patching.
42. X-rays or floor scanning.
43. Roofing.
44. Natural gas piping outside of building. This work is by Gas Company.
45. Lull – Lull is available to CMI at no charge.
46. Temporary heating and cooling.
47. Utility costs for temporary heating and cooling.
48. Utility costs for start-up, testing and commissioning.
49. Power wiring.
50. Fire alarm.
51. Pre-Action detection, Vesda, air sampling/piping and monitoring.
52. All Liquid Leak Detection.
53. Fire/Smoke damper wiring.
54. Fire Smoke Detectors.
55. Grounding and Bonding of all mechanical equipment, piping and fixtures, if required.
56. Generator hoisting and rigging.
57. Infrared Scanning.
58. Disconnects and starters not factory mounted.
59. Provisions for partial occupancy.
60. Duct Cleaning.
61. Final cleaning of mechanical system and components.
62. LEED or B3 Certification Design and Construction Costs.
63. Sound Performance testing.
64. Harmonic Testing.
65. Vibration Testing.
66. Backing for food service equipment.
67. PVC jacketing is not included on insulation inside the building, though it is called for in exposed areas outside of the mechanical rooms.
68. Architectural Louvers
69. Exterior Caulking.

* We acknowledge 1 addendums.

* Payment terms are net 30.

ACCEPTED. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined below.

X

By:
Title:

Respectfully Submitted,

CLIMATE MAKERS

X

Matt Gardner
Executive Vice President, Partner

Note: This proposal may be withdrawn if not accepted within 10 days.