

AGENDA ITEM FOR ADMINISTRATIVE MEETING

() Discussion only
(X) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Jail Kitchen Air Handler Unit Contract

<p>Background: The County issued a Request for Proposals for the installation of a new makeup air handler unit for the jail kitchen. One proposal was received from HMS Commercial Service in the amount of \$73,473. The recommendation from the department is to award the contract to HMS Commercial Service.</p>	<p>Requested Action: Approve contract for air handler unit replacement to HMS Commercial Service in the amount of \$73,473</p>
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ATTACHMENTS: Proposal

Checkoffs:

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

To be notified of Meeting:
Mark Tanner

Scheduled for meeting on: September 7, 2022

Action taken:

HMS COMMERCIAL SERVICE, INC.

HVAC SERVICE & CONTROLS

Account Manager: Josh Brister

Email: joshb@hmsinc.us

Office: (503) 220-0394

Cell: (503) 267-1847

Response to Invitation to Bid



Umatilla County Justice Center

KMU-1 Kitchen Makeup Air Unit Replacement

4700 NW Pioneer Place

Pendleton, OR

Reference: Umatilla County- Justice Center
KMU-1 Replacement

Subject: Letter of Interest

Mr. Tanner,

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

HMS Commercial Service, Inc. is submitting our information based upon the award of the following project for the Installation of (1) New makeup air unit.

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

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

Submitted by: Josh Brister

Josh Brister

Date: 8/26/22

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Performance:

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

Projected Schedule:

1. September 6, 2022: Submit Proposal
2. September 6, 2022: Awarded Umatilla County MAU Replacement Project
 - a. Procure required equipment & permits (current equipment lead time 15 weeks)
 - b. System layout & Coordination
3. January 3, 2023: Start project
4. January 13, 2023: Finish project
 - a. Punch list
 - b. OEM & Literature
 - c. Final inspections
 - d. Owner Training
 - e. Final Sign-off

Experience and Coverage:

HMS Commercial Service, Inc. has been in business providing complete mechanical services and controls for over 15 years. Our focus is retrofit installations, replacement and service of mechanical equipment and building control systems in new and existing facilities. The individuals at HMS Commercial Service, Inc. have the experience and capabilities to manage all aspects of a project. Every job requires coordination, deliverables, and documentation. HMS Commercial Service, Inc. has a team of capable service and control technicians that understand each of their responsibilities. Knowing the urgency of our clients' needs and who will perform best from our team is our strength. Our team offers experiences on chillers, boilers, large commercial package equipment, pumps, fan systems, computer room units, cooling towers and miscellaneous HVAC equipment maintenance and repairs. Installation of new Distech control systems, retrofit and integration of existing open building control systems.

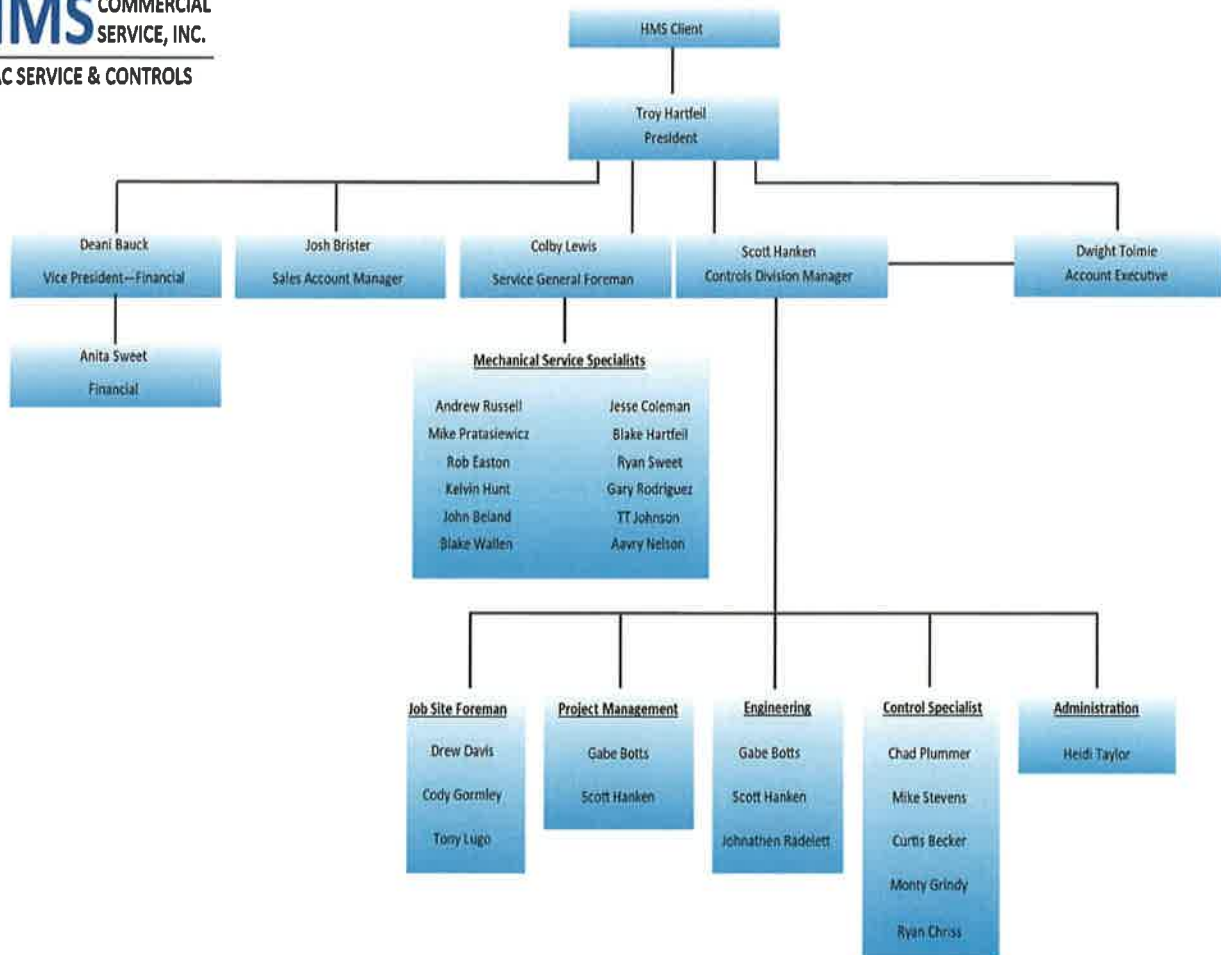
HMS Commercial Service, Inc. continually strives to improve upon its already highly successful approach to customer service and support. With each project HMS Commercial Service, Inc. is diligent in assessing the needs, concerns, and wants from a client to provide a holistic and innovative solution. HMS Commercial Service, Inc. is not interested in a project-by-project approach to the Controls & Service industry but rather looks to build a lifelong relationship with our clients providing them with the highest level of service and reliability.



HMS Commercial Service, Inc. Organizational Chart

HMS Commercial Service, Inc. has over 475 years of combined experience working in the HVAC and Controls industries. The following is an organization chart outlining the company.

HMS COMMERCIAL
SERVICE, INC.
HVAC SERVICE & CONTROLS



Resumes:

Deani Bauck:

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

Colby Lewis:

Colby has been in the HVAC mechanical service/ installation and controls industry for 17 years. Currently Colby is the General Foreman and Project Manager supervising install and service projects. Colby has managed projects of various sizes in K-12 Schools, Hospitals, City Municipalities, Commercial and Industrial Sites in the Oregon and Southwest Washington region.

Certifications:

- Oregon Electrical License
 - Oregon Class 5 Pressure Vessel License
 - Washington Administrator Electrical License
 - Factory Training for Trane Controls & Equipment
 - Factory Training for Multistack Chillers
 - Factory Training for Power Flame Burners
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Andrew Russell:

Andrew has been in the HVAC mechanical service/ installation and controls industry for 16 years. Currently Andrew is a service specialist installing and maintaining boilers, chillers, large package unit and controls in many health care facilities, office buildings, high tech facilities, and K-12 schools in the Oregon and Southwest Washington region.

Certifications:

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

John Beland:

John has been in the HVAC mechanical service/ installation and controls industry for 29 years. Currently John is a service specialist installing and maintaining chillers, large package units, boilers and controls in many health care facilities, office buildings, high tech facilities, K-12 schools in the Oregon and Southwest Washington region.

Certifications:

- Oregon electrical License
 - Washington electrical license
 - Oregon Class 5 Pressure Vessel License
 - Factory certified on Trane centrifugal chillers
 - Factory certified on Multistack chillers
 - Factory certified on Trane Air cooled chillers
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Jesse Coleman: Project Manager

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

Certifications:

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

Approach to Project:

In the case of Umatilla County and the KMU-1 rooftop makeup air unit replacement "ITB" HMS Commercial Service, Inc. has assessed the documentation provided, researched the facility, and gleaned from Mr. Tanner the needs of the project. The new Modine makeup air unit that meets the buildings needs will be installed in place of the failing unit. The new makeup air unit provides a higher efficiency system capable of offering 6,300 CFM. The new makeup air unit will sit on a transition curb to accommodate the supply duct location. A conscientious effort was and will be given to the execution of the project. The new system will incorporate the latest in technology that Modine offers. The new makeup air unit will adopt an Energy Efficient, Reliable and Robust makeup air system. The new system provided will aid in the operation of the building mainly to enhance system reliability and occupant comfort. Portions of the mechanical system will be retrofitted during this process. This mainly lies in the area of gas piping and makeup water. In following sections more detail will be given to the specific scope proposed by HMS Commercial Service, Inc.

Scope of Project:

- General
 - Provide mechanical permit
 - Provide crane service
- Provide (1) Modine Makeup Air Unit
 - Replaces KMU-1
 - Model Number: HDP600
 - 208 volt 3-Phase
 - 600,000 BTU/HR input heating
 - Heat exchanger, burner & drip pan constructed of 409 stainless steel
 - 71.4 degrees temperature rise
 - Natural gas fired
 - Electronic modulating gas valve
 - Air flow CFM: 6,300
 - Constant speed
 - Evaporative Cooler
 - Auto fill/ Auto drain freeze protection
 - Media face area 13 square feet
 - Curb adapter
- Provide mechanical permit
- Provide crane service
 - 1 days of crane work
- Provide piping for gas modification
- Provide piping for evaporative cooler piping
- Lock out/ Tag out electrical service
- Disconnect lineside electrical
- Disconnect control electrical
- Isolate gas piping
- Disconnect gas piping
- Disconnect unit from curb
- Prepare unit for crane lift
- Transport unit to site
- Utilizing crane service remove unit from the roof
- Utilizing crane service set new curb adapter
- Utilizing crane service set new units
- Reconnect lineside power
- Reconnect controls
- Make gas pipe modification
- Reconnect gas piping
- Startup unit
- Confirm proper operation

Exclusions:

- Any line side power modifications
- Any professional engineering if required to obtain permit
- Overtime labor
- Any roofing
- Any controls modification
- Any added lead time from manufacturer

Pricing and Acceptance:

The following is the pricing for the project as outlined in the scope above: \$73,473.00

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

The price above assumes working normal shift schedules. Overtime labor is not included.

This project will be progressive billed at Net 30 days.

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

This quote is valid for 120 days.

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

Thank you,

P.O. if required

Josh Brister

Commercial Sales

Acceptance Signature