

**COUNTY COUNCIL of BERKELEY
COUNTY, WEST VIRGINIA**

Request for Proposal (RFP)

For

**Full Service Contract for Judicial Center Boilers
and Rooftop HVAC Units**

October, 2015

**REQUEST FOR PROPOSALS
REGARDING QUALIFICATION AND PRICE PROPOSALS FOR
FULL SERVICE CONTRACT FOR JUDICIAL CENTER BOILERS AND ROOFTOP HVAC
UNITS**

The County Council of Berkeley County, West Virginia (herein referred to as the "County Council" or "Council") is requesting Qualification and Price Proposals from interested parties for a Full Service Contract for Judicial Center Boilers and Rooftop HVAC Units.

The County Council (or its designated representatives) will be evaluating submissions to this request and will ultimately select a company judged to be both responsible and responsive to the request in every way, including having offered the most beneficial, appropriate price proposals. The County Council reserves the right to interview some or all prospective firms to discuss qualifications & technical experience as well as price proposals. The format for submittals, information regarding the scope of work, and selection criteria used by the County Council is available from the County Council Office, 400 W. Stephen Street, Suite 201, Martinsburg, WV 25401, or by telephone at 304-264-1923. Inquiries should be directed to D. Tommy Puffenburger, Facilities Director, at 304-676-4184.

A Mandatory Pre-Proposal Conference will be held at 9:00 AM Monday, October 19, 2015 in the Dunn Building, 400 W. Stephen Street, Room 205, Martinsburg, WV, 25401. Attendance at this conference is mandatory for all contractors wishing to submit bids.

Submittal of qualifications & price information from interested businesses should be enclosed in a sealed opaque envelope marked "**Full Service Contract for Judicial Center Boilers and Rooftop HVAC Units**". Proposals must be submitted and time-stamped into the County Council Office, Room 201, 400 W. Stephen Street, Martinsburg, WV, 25401 **no later than 4:00 p.m. on Wednesday; October 28, 2015.** Failure to provide the required information as requested in the RFP for Berkeley County's review may result in disqualification.

Proposals will be opened and entered into public record at 10:00 AM on Thursday, October 29, 2015 in the County Commission Meeting Room, 400 W. Stephen Street, Room 205, Martinsburg, WV, 25401.

Berkeley County shall make positive efforts to utilize Disadvantaged Business Enterprises for its supplies and services and shall allow these sources the maximum feasible opportunity to compete for contracts. Berkeley County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability for the provision of services.

Berkeley County reserves the right to accept or reject any or all proposals, to waive technicalities, and to take whatever action is in the best interest of the Berkeley County Council.

I. INTRODUCTION:

Proposals are being requested from qualified HVAC Contractor's for a full service contract for the Berkeley County Judicial Center boilers and rooftop HVAC units. The Judicial Center is located at 380 W. South Street, Martinsburg, WV, 25401. Only written responses to this RFP shall be considered. All materials submitted shall become part of the proposal.

II. SCOPE OF SERVICES REQUIRED:

In order to be considered, the HVAC Contractor must, at a minimum, be able to furnish complete full service on the equipment listed in Appendix "C". Services provided will include:

- A. All preventive maintenance, repair parts, and labor needed to perform the inspection and preventive maintenance outlined in this proposal.
- B. Priority Emergency Services.
 - 1. Contractor must guarantee priority response to all emergency calls, 7 days per week, 24 hours per day. This applies to all equipment listed in Appendix "C".
- C. Quarterly inspections of boilers and rooftop units (\$ inspections per contract period).
 - 1. Check & record proper operating temperatures, pressures, and amperages.
 - 2. Adjust operating safety controls.
 - 3. Check operation of control circuit.
 - 4. Review operating log with engineer.
 - 5. Report to you any uncorrected deficiencies noted. Recommend upgrades to improve efficiency.
 - 6. Advise engineer on cooling tower operation.
 - 7. Check air cooled condenser.
 - 8. Filter changes are the responsibility of the owner.
- D. Annual winter HVAC preventive maintenance check for refrigerant leaks with an electronic leak detector.
 - 1. Tighten all flanges and fittings.
 - 2. Check efficient output of compressor.
 - 3. Clean crankcase and change oil as required.
 - 4. Check proper operation of all safety controls.
 - 5. Meg, motor, tighten all terminals and check motor controls for wear.
 - 6. Check condenser fan motors for wear.
 - 7. Test alarm dial out capability on Tracer Summit energy management system.
 - 8. Report all uncorrected deficiencies to owner/manager.
- E. Annual summer boiler preventive maintenance
 - 1. Open front and rear doors. Clean and vacuum fireside surfaces as required.
 - 2. Inspect all refractory. Patch and wash coat as required.
 - 3. Inspect all gasketing on front and rear doors and replace as necessary.
 - 4. Seal and close front and rear doors properly.
 - 5. Remove low and auxiliary low water cut off controls, clean and inspect. Then re-install using new gaskets.
 - 6. Remove plugs in control piping, inspect, clean and re-install.
 - 7. Remove all hand hole and man hole plates. Flush boiler with water to remove loose scaled and sediment.
 - 8. Replace all hand hole and man hole plates with new gaskets.
 - 9. Open feedwater tank manway, inspect and clean as required. Replace manway plate with new gasket.

10. Clean burner and burner pilot.
11. Check pilot electrode and adjust or replace.
12. Clean air damper and blower assembly.
13. Clean motor starter contacts and check operation.
14. Make necessary adjustments to burner for proper combustion and record all results in service report.
15. Perform all flame safeguard and safety trip checks and record results in service report.
16. Check all hand hole plates and man hole plates for leaks at normal operating temperatures and pressures.
17. Troubleshoot any boiler system problems as requested by on-site personnel.

F. Air cooled condenser coils will be cleaned as needed.

G. Controls will be serviced annually on a full rotating basis (a minimum of 12 full day inspections).

1. Check for refrigerant leaks with an electronic leak detector.
2. Tighten all flanges and fittings.
3. Check efficient output of compressor.
4. Clean crankcase and change oil as required.
5. Check proper operation of all safety controls.
6. Meg, motor, tighten all terminals and check motor controls for wear.
7. Check condenser fan motors for wear.
8. Test alarm dial out capability on Tracer Summit energy management system.
9. Report all uncorrected deficiencies to owner/manager.

H. Consultation & Training.

1. Two hours of operator consultation and training enhancement per visit to discuss system improvements.
2. Local operation and maintenance seminars (Rockville, MD).
3. Factory training- Trane Company, La Crosse, Wisconsin (tuition).

I. Initial Inspection.

1. The selected contractor will have thirty day to inspect the equipment covered.

III. **Q&E / TECHNICAL PROPOSAL:**

Respondent shall respond to and reference each section and subsection for portion(s) of RFP proposal. *At a minimum, your Qualifications and Experience Proposal shall include the following information. Failure to discuss each item may deem the submittal non-responsive and may result in non-consideration of respondent's services.*

A. Firm Information

1. Name, address, telephone number, fax number of firm and parent company, if any, from which the project will be managed.
2. Nature of firm and parent company, if any.

B. Firm Capabilities

1. Describe the size of your firm/project office as related to professional staff.

C. Firm Principals and Background

1. Submit the names, titles, and resumes of the "principal" staff member(s) who will be responsible for the service during the performance of the contract. Please assure that the information provided includes specialized experience and technical competence in providing relevant services to similar sized organizations during the past ten (10) years.
2. Describe in depth the operations team available to the "principal" staff member(s). Include an organizational chart of manpower, titles, qualifications, roles in contract performance, and availability for telephone consultations and on-site meetings.

D. Miscellaneous Requirements:

All proposals must provide written proof that:

1. The selected Company/Contractor is licensed to conduct business in the State of West Virginia.
2. West Virginia Code § 21-11-2 requires that all persons performing contractual work in West Virginia must be duly licensed. The West Virginia Contractors Licensing Board is empowered to issue the contractor's license. West Virginia Code § 21-11-11 requires any prospective Bidder (if applicable) to include the contractor's license number on their bid. The successful Bidder will be required (if applicable) to furnish a copy of their contractor's license prior to issuance of the contract.
3. The selected Company/Contractor must certify that it is employing only US Citizens or those persons legally in the United States.
4. The selected Company/Contractor must show proof of current workers compensation coverage in good standing or payroll information which will show that coverage is not required.
5. If subcontractors are used, subcontractors must also provide proof of contractor's license and workers compensation in good standing (if applicable).

- E. All technical proposals should include any conclusions, remarks and/or supplemental information that is pertinent to this request. Submitters are also required to provide written information regarding their inability to conform to any of the technical requirements listed above. Failure to do so will result in disqualification of proposal.

IV. PRICE PROPOSAL:

- A. At a minimum, your Price Proposal shall include the following:

1. Completion of Price Proposal (Appendix A) in its entirety.
2. Fully executed Non-Collusion Certificate - Appendix B.
3. Proof of current business and/or contractor's licenses.
4. Statement that only US Citizens or legal immigrants are employed.
5. Proof of minimum insurance requirements as detailed in Section IX below.

6. Proof of current workers compensation coverage, if required.
7. Any conclusions, remarks and/or supplemental information pertinent to this request.

V. TERM OF CONTRACT:

- A. The contract will commence upon award by the County Council.
- B. If the Firm and/or Company awarded the bid subsequently fails to comply with the specifications, it will be given thirty (30) calendar days' notice to render satisfactory service. If at the expiration of such thirty (30) calendar days' notice, the unsatisfactory conditions have not been corrected, the County Council reserves the right to terminate the contract.

VI. USE OF EXISTING DOCUMENTS:

Berkeley County will cooperate to the fullest extent by making available to the Firm/Company all documents pertinent to this service that may be in the County Council's possession. Berkeley County makes no warranty as to the accuracy of existing documents nor will the County Council accept any responsibility for errors and omissions that may arise from the Firm/Consultant having relied upon them.

VII. SELECTION PROCESS:

- A. This solicitation is issued pursuant to the implementation of Berkeley County's Purchasing Policy. Berkeley County shall not be liable for any costs not included in the proposal, not contracted for subsequently, or in regard to preparation of your proposal.
- B. A Selection Committee appointed by the County Council will evaluate responses to this request and select those firms judged to be most qualified.
- C. It is the County Council's intent to open and review each firm's Qualifications & Experience/ Technical Proposal to determine a firm's qualifications, experience and technical approach to the services. If the Selection Committee determines that a firm's Qualifications & Experience/Technical Proposal is acceptable, than price will be considered.
- D. Since it is the County Council's desire to select the most qualified firm, the Selection Committee reserves the right to schedule oral presentations from those firms it deems most qualified, to take place within five (5) business days following notification.
- E. Selection criteria to be used by the Committee are:
 1. Responsiveness to the scope of work and these instructions;
 2. Past performance of the firm including timely completion of services, compliance with scope of work performed within budgetary constraints, and user satisfaction;
 3. Specialized experience and technical competence in performing relevant services in the past ten (10) years, including qualifications of staff members who will be involved in these services;

4. Oral presentations, if required;
5. Composition of the principals and staff assigned to provide these services, particularly the proposed manager and immediate staff, and their qualifications and experience with services such as that being proposed;
6. Adequacy of the personnel of the firm to accomplish the proposed scope of work in the required time;
7. Firm's capacity to perform the work, giving consideration to current workloads;
8. Firm's familiarity with problems applicable to this type of services;
9. References from previous clients, including size and scope of the services, name and telephone number of contact person.
10. Price Proposal.

VIII. PROPOSALS AND AWARD SCHEDULE:

- A. Proposals received prior to the deadline will be treated as confidential, until receipt of all proposals and opening of the same. Proposals received after the deadline will not be considered in the evaluation process and will be returned unopened.
- B. It is expected that the contract award will be made within ten (10) business days after the opening of proposals. The contract will be awarded to the Company whose proposal, conforming to this request, will be the most advantageous to Berkeley County.
- C. Proposals must give the full name and address of the proposer and the person signing the proposal shall indicate his or her title and/or authority to bind the firm in a contract.
- D. Proposals may not be altered or amended after they are opened.
- E. The approval or disapproval of the Company's Proposal will be determined by its response to this request and on past performance. No assumptions should be made on the part of the Firm/Company as to this Committee's prior knowledge of their abilities.
- F. Berkeley County reserves the right to request clarification of information submitted and to request additional information of one or more applicants.

IX. TERMS AND CONDITIONS:

- A. The County Council reserves the right to reject any or all proposals or to award the contract to the next recommended Company if the successful Company fails to execute an agreement within ten (10) calendar days after being notified of the award of this proposal.
- B. Berkeley County reserves the right to request clarification of information submitted and to request additional information of one or more applicants.

- C. Any proposal may be withdrawn up until the date and time set within this RFP for the opening of the proposals. Any proposal not so withdrawn will constitute an irrevocable offer, for a period of ninety (90) calendar days, to provide to Berkeley County the services set forth above, in the manner and at the costs set forth.
- D. The selected Company shall be required to enter into a contract agreement with the County Council. Any agreement or contract resulting from the acceptance of the proposal shall be made on forms approved by the Berkeley County In-House Legal Director and shall contain, at a minimum, applicable provisions of this request for proposal. The County Council reserves the right to reject any agreement that does not conform to this request for proposal and any Berkeley County requirements for agreements or contracts.
- E. Selected Firm/Company shall not assign any interest in the contract and shall not transfer any interest in the same without prior written consent of the Berkeley County Council.
- F. No reports, information or data given to or prepared by the Firm/Company under this agreement shall be made available to any individual or organization by the Firm/Company without the prior written approval of the Berkeley County Council.
- G. Firms/Companies shall give specific attention to the identification of those portions of their proposals that they deem to be confidential, proprietary information or trade secrets and provide any justification why such materials, upon request, should not be disclosed by the County Council under the West Virginia Freedom of Information Act.
- H. Berkeley County shall not be liable for any costs incurred by the Firm/Company in regard to preparation of its proposal.
- I. Berkeley County reserves the right to request interviews.
- J. The County Council reserves the right to reject any and/or all proposals, to waive technicalities, and to take whatever action is in the best interest of the County.
- K. Berkeley County reserves the right to not hold discussions after award of the contract.
- L. By submitting a proposal, the Firm/Company agrees that it is satisfied, as a result of its own investigations of the conditions set forth in this request, and that it fully understands the obligations set forth therein.
- M. The Firm/Company shall abide by and comply with the true intent of the RFP and its Scope of Work and shall not take advantage of any unintentional error, ambiguity or omission, but shall fully complete every part as contemplated by the true intent and meaning of the scope of services described herein. Clarifications may be requested and dealt with at the Pre-Proposal Conference.
- N. The Firm/Company hereby represents and warrants:
 - 1. That it is currently licensed to do business in the State of West Virginia and that it will take such action as, from time to time hereafter, may be necessary to remain so qualified;
 - 2. That it is not in arrears with respect to the payment of any monies due and owing

the State, or any department or agency thereof, including, but not limited to, the payment of taxes and employee benefits, and that it shall not fall into arrears during the term of the contract; that it shall comply with all federal, State, and local laws, ordinances, and legally enforceable rules and regulations applicable to its activities and obligations under the contract;

3. That it shall procure, at its expense, all licenses, permits, insurance, and governmental approvals, if any, necessary to the performance of its obligations under the contract;
 4. That the facts and matters set forth hereafter in the contract and made a part hereof are true and correct.
- O. In addition to any other remedy available to Berkeley County, breach of any of the services contracted herein shall, at the election of the County Council, be grounds for termination of the contract. Failure of the County Council to terminate the contract shall not be considered or construed as either a waiver of such breach or as a waiver of any rights or remedies granted or available to Berkeley County.
- P. HOLD HARMLESS/INDEMNIFICATION: If a contract is awarded, the successful Firm/Company will be required to indemnify and hold Berkeley County, its agents and/or employees harmless from and against all liability and expenses, including attorney's fees, howsoever arising or incurred, alleging damage to property or injury to, or death of, any person arising out of or attributable to the Firm's/Company's performance of the contract awarded. Any property or work to be provided by the Firm/Company under the contemplated contract will remain at the Firm's/Company's risk until written acceptance by the County Council; and the Firm/Company will replace, at Firm's/Company's expense, all such property or work damaged or destroyed by any cause whatsoever, prior to its acceptance by the County.
- Q. Termination for Convenience: Berkeley County may terminate this or any contract, in whole or in part, whenever the County Council determines that such termination is in the best interest of the County, without showing cause, upon giving 30 days written notice to the Firm/Company. Berkeley County shall pay all reasonable costs incurred by the Firm/Company up to the date of termination. However, in no event shall the Firm/Company be paid any amount that exceeds the price proposed for the work performed. The Firm/Company will not be reimbursed for any profits which may have been anticipated but which have not been earned up to the date of termination.
- R. Termination for Default: When the Firm/Company has not performed or has unsatisfactorily performed the contract, Berkeley County may terminate the contract for default. Upon termination for default, payment may be withheld at the discretion of the County Council. Failure on the part of a Firm/Company to fulfill the contractual obligations shall be considered just cause for termination of the contract. The Firm/Company will be paid for services satisfactorily rendered prior to termination less any excess costs incurred by Berkeley County in re-procuring and completing the work.
- S. The contractual obligation of Berkeley County under the contemplated contract is contingent upon the availability of appropriated funds from which payment for this contract can be made.

T. INTERPRETATION: The contract resulting from this proposal shall be construed under the laws of the State of West Virginia.

X. INTERPRETATIONS, DISCREPANCIES, OMISSIONS:

Should any Firm/Company find discrepancies in, or omissions from, the documents or be in doubt of their meaning, they should at once request in writing an interpretation from the County Council. All necessary interpretations will be issued to all Firms/Companies in the form of addenda to the specifications, and such addenda shall become part of the contract documents. Failure of any Firm/Company to receive any such addendum or interpretation shall not relieve such Firm/Consultant from any obligation under their proposal as submitted. Berkeley County will assume no responsibility for oral instructions or suggestions. **ORAL ANSWERS SHALL NOT BE BINDING ON BERKELEY COUNTY.** No requests received after **4:00 p.m., Wednesday, October 21, 2015** will be considered. Every interpretation made by Berkeley County will be made in the form of an addendum that, if issued, will be sent by Berkeley County to all interested parties.

LIST OF APPENDICES THAT ARE ATTACHED

Appendix A – Price Proposal Sheet

Appendix B – Non-Collusion Certificate.

Appendix C – List of Equipment Covered.

**APPENDIX A
PRICE PROPOSAL**

INSTRUCTIONS

This sheet must be placed on the very top of your price proposal. The County Council will utilize this sheet for purposes of reading the proposal into the public record.

Berkeley County Council
400 West Stephen Street
Suite 201
Martinsburg, WV, 25401

Bid Title: Full Service Contract for Judicial Center Boilers and Rooftop HVAC Units.

Bid Due Date & Time: Wednesday, October 28, 2015 no later than 4:00 PM

Bid Opening Date & Time: Thursday, October 29, 2015 @ 10:00 AM

We have received all documents related to the above referenced project. We have examined all documents, have received all addendums,, attended the mandatory pre-bid conference, and have had the opportunity to examine the site area where work is to be performed. We hereby propose to furnish all labor, materials, equipment and incidentals and to perform all operations necessary and required for the successful completion of the contract.

Boiler Maintenance & Service	
Rooftop HVAC Maintenance & Service	
Total Maintenance & Service Contract	

Contractor Name & Address: _____

By: _____
(Authorized Signature) (Date)

Title: _____

West Virginia Contractor's Number: _____

**APPENDIX C
EQUIPMENT COVERED**

MANUFACTURER	MODEL	SERIAL	COMPONENT
TRANE	SLHFC5044 (50 TON)	C05B01046	RTU-1
TRANE	SLHFC7544 (75 TON)	C05B01048	RTU-2
TRANE	SLHFC5044 (50 TON)	C05B01049	RTU-3
TRANE	SLHFC6044 (60 TON)	C05B01047	RTU-4
TRANE	SLHFC6044 (60 TON)	C05B01050	RTU-5
TRANE	SLHFC6044 (60 TON)	C05B01051	RTU-6
TRANE	THC120A4ROA (10 TON)	511100137L	RTU-3A
TRANE	THC120A4ROA (10 TON)	511100199L	RTU-3B
TRANE	THC120A4ROA (10 TON)	511100075L	RTU-3C
TRANE	THC120A4ROA (10 TON)	511100014L	RTU-4A
TRANE	THC120A4ROA (10 TON)	511100026L	RTU-4B
TRANE	THC120A4ROA (10 TON)	511100323L	RTU-4C
TRANE	MCC030VA	K05B24902	AHU-1
TRANE	RAUCC254B(25 TON)	C05C02163	COND-1
TRANE	BMTX000AAA001		BCU-1
TRANE	BMTX000AAA000		BCU-2
TRANE	BMTM000AA0A1		MP581.1 (HW)
TRANE	BMTM000AA0A1		MP581.2 (RTU'S)
TRANE	BMTM000AA0A1		MP581.3 (AHUI)
TRANE	EXPANSION MODULE		EX2.1 (CV RTU)
TRANE	EXPANSION MODULE		EX2.2 (CV RTU)
TRANE	EXPANSION MODULE		EX2.3 (CV RTU)
TRANE	EXPANSION MODULE		EX2.4 (CV RTU)
TRANE	VAV (TYPICAL OF 176)		VAV 1-1-64
CLEVER BROOKS	CB1-200-200-015	0L103974	
DATE 2005 INPUT 816,500	MAX WORK PRESS 15ST BTU HR NAL GAS 58.3 GAS PRESS AT MANIFOLD 6.7 MAIN POWER SUPPLY 460V 3 PH 60 HZ 28 AMPS – BLOWER MOTOR 15HP AIR COMPRESSOR MOTOR 3H		
CLEVER BROOKS	CB1-200-200-015	0L13973	
DATE 2005 INPUT 816,500	MAX WORK PRESS 15ST BTU HR NAL GAS 58.3 GAS PRESS AT MANIFOLD 6.7 MAIN POWER SUPPLY 460V 3 PH 60 HZ 28 AMPS – BLOWER MOTOR 15HP AIR COMPRESSOR MOTOR 3H		