

RESOLUTION NO. 2021 - 2795

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING EMERGENCY REPAIR WORK FOR THE TOWN HALL AIR CONDITIONING SYSTEM'S CHILLER AND COILS REPLACEMENT FROM SMART AIR SYSTEMS, INC.; FINDING THAT THE WORK IS EXEMPT FROM COMPETITIVE BIDDING PURSUANT TO SECTION 3-13(7)(F) OF THE TOWN CODE AS A PUBLIC WORKS PURCHASE FOR TOWN FACILITY REPAIR WORK; AUTHORIZING THE TOWN MANAGER TO ENTER INTO A PURCHASE ORDER FOR SUCH WORK; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside ("Town") is in need of emergency repair work for the Town Hall's air conditioning system chiller and coils replacement ("Work"); and

WHEREAS, pursuant to Section 3-13(7)(f) of the Town's Code, public works or utilities maintenance and repair purchases for Town facilities are exempt from competitive bidding; and

WHEREAS, the Town solicited two (2) quotes for the Work and received the lowest quote from Smart Air Systems, Inc. ("Vendor"); and

WHEREAS, the Vendor has provided a quote attached hereto as Exhibit "A" for the Work at a cost of \$50,746.00 (the "Quotation"); and

WHEREAS, the Town Commission wishes to approve the Work and authorize the Town Manager to enter into a Purchase Order with the Vendor, in substantially the same form as the Quotation attached hereto as Exhibit "A"; and

WHEREAS, the Town Commission finds that the Work is in the best interests and welfare of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Work Approved; Exemption from Competitive Bidding. The Work in the amount of \$50,746.00 from the Vendor is hereby approved. The Town Commission finds that pursuant to Section 3-13(7)(f) of the Town's Code, the Work is exempt from competitive bidding. The Quotation, in substantially the same form attached hereto as Exhibit "A," is hereby approved, and the Town Manager is authorized to execute a Purchase Order for the Work in substantially the same form as the Quotation attached hereto as Exhibit "A."

Section 3. Implementation. The Town Manager and Town Officials are authorized to take any and all necessary or further action to implement the Work and the purposes of this Resolution, including the execution of a Purchase Order and any necessary agreements for the Work.

Section 4. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 8th day of June, 2021.

Motion By: Commissioner Velasquez

Second By: Commissioner Kesl

FINAL VOTE ON ADOPTION:

Commissioner Charles Kesl Yes

Commissioner Eliana R. Salzhauer Yes

Commissioner Nelly Velasquez Yes

Vice Mayor Tina Paul Yes

Mayor Charles W. Burkett Yes



Charles W. Burkett, Mayor

ATTEST:



Sandra N. McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

A handwritten signature in blue ink, appearing to read "S. Weiss", is written over a horizontal line.

Weiss Serota Helfman Cole & Bierman, P.L.
Town Attorney

May 10, 2021

Town of Surfside Town Hall
9293 Harding Ave.
Surfside, FL 33154



Work to be done on Chiller
RE; COIL REPLACEMENT

Dear Hector,

Smart Air Systems, Inc. is pleased to provide you with this proposal to supply all labor and material to replace the unit at the above-mentioned location.

Total cost to perform this job is:.....\$44,986.00

Additional cost to replace the corroded compressor base rails is:.....\$5,760.00

This proposal includes the following:

- Shut down chiller.
- Recover refrigerant per EPA Regulations.
- Remove and dispose of the corroded condenser coils.
- Furnish and install (4) new condenser coils with Heresite Dipped and Baked coating.
- Furnish and install new refrigerant driers.
- Connect to the existing piping and supports.
- Pressure tests connections.
- Evacuate and charge system with the existing refrigerant.
- Install the existing condenser fan motors and panels.
- Startup chiller and confirm operation.
- Crane service. We will be able to park the crane on East side of building in parking lot with no lane closure needed.
- Work to be performed during overtime hours.

This proposal does not include:

- Refrigerant.
- Anything not stated above.

Warranty:

- Warranties on all parts and materials are limited to manufacturer's warranties.

Payment Terms:

- Payment is due in net 30. All invoices not paid in net 30 days will accumulate a service charge of 1.5% interest per month (18% annum), commencing on the 31st day and continuing until the funds are received.

If this proposal meets with your approval, please issue your purchase order to my attention or sign and return a copy of this letter as your authorization to proceed. If you have any questions or concerns regarding this proposal please feel free to contact me at (954) 968-1288.

We thank you for the opportunity to be of service.

Sincerely,

Mike Meekins
Mike Meekins
Smart Air Systems, Inc.
CAC056916

ACCEPTED BY: _____

TITLE: _____

DATE: _____



Trane U.S. Inc.
 2884 Corporate Way
 MIRAMAR, FL 33025
 Phone: (954) 499-6900
 Fax: (954) 499-6901

May 04, 2021

Surfside Town of
 9293 Harding Avenue
 SURFSIDE, FL 33154
 United States

Site Address:
 Surfside Town Hall
 9293 Harding Avenue
 SURFSIDE, FL 33154
 United States

ATTENTION: Mr. Hector Gomez

PROJECT NAME: Surfside Town Hall – Budget Letter for CGAM Chiller Refurbishment

We are pleased to offer you this proposal for performance of the following services for the Equipment listed. Services will be performed using Trane's Exclusive Service Procedure to ensure you get full benefit of our extensive service experience, coupled with the distinct technical expertise of an HVAC Equipment manufacturing leader. Our innovative procedure is environmentally and safety conscious and aligns expectation of work scope while providing efficient and productive delivery of services.

The following "Covered Equipment" will be serviced at Surfside Town Hall:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air-Cooled Chiller, Scroll Compressors	1	Trane	CGAM080A2L	U14K44890	Chiller

BACKGROUND INFO

Original compressor guard rails on existing Trane chiller are heavily corroded and brittle due to proximity to ocean. If the guard rails on these chillers deteriorate any further and break off, there is significant danger of inevitable loss of the refrigerant on your chillers, and compressors will likely be compromised due to no support for compressors. Failed compressors mean no cooling for chiller. No amount of maintenance can prevent the salty air from deteriorating these guard rails. Outright replacement of these compressor guard rail will be necessary to avoid unexpected issues, and Trane proactively recommends addressing these repairs.



In their current state, the condenser coils are in need of replacement due to end of expected useful life and deterioration to avoid unforeseen refrigerant leaks. The coils are badly deteriorated, and the original coating is peeling away resulting in the coils being directly exposed to the environment with little protection. This will only speed the deterioration of the coils. It is recommended that all condenser coils on this unit be replaced immediately before the damage is deemed un-repairable. Refusal to do so may result in over-worked compressors which will inevitably lead to more probable premature compressor failure.

SCOPE OF SERVICE: REPLACE COMPRESSORS, CONDENSER COILS, EXPANSION VALVES, SENSORS, AND SERVICE VALVES

SERVICE FLOWS

- Shut down electrical power to unit lockout and tag out
- Recover refrigerant from unit in accordance with EPA regulations
- Break vacuum on unit with dry nitrogen
- Disconnect and remove all compressors, mounting rails and hardware
- Install new OEM compressor rails, hardware and compressors
- Disconnect condenser refrigeration piping from condenser coils and liquid line filter/driers
- Remove condenser coils from unit and install new air-cooled condenser coils with protective coating and using crane services
- Braze in refrigerant piping to new coils and new liquid line filter/driers
- Remove existing electronic expansion valves, install new OEM EXV's and Modules
- Remove existing service valves, install new OEM service valves
- Remove and replace (2) two fast response temperature sensors, bind, and program to system
- Pressurize unit with dry nitrogen and trace gas and leak check brazing joints on condenser coils and liquid line filter/driers
- Evacuate unit to 500 microns and place on short hold test to check for integrity of refrigerant circuit
- Install recovered refrigerant in unit
- Start chiller, check, and record operation, return unit to normal service

BUDGETARY PRICING

TOTAL BUDGET PRICE FOR CGAM CHILLER REFURBISHMENT:.....118,000.00 USD

- Includes replacement of all scroll compressors with 1 year parts warranty
- Includes replacement of all condenser coils including protective coating
- Include replacement of all corroded refrigerant charging valves and compressor guard rails
- Includes replacement of all chiller expansion valves

TOTAL BUDGET PRICE FOR REPLACEMENT OF CONDENSER COILS ONLY:.....52,000.00 USD

CLARIFICATIONS

1. Any service not specified above is not included.
2. Crane fees included.
3. Work will be performed during overtime weekend hours.
4. Existing refrigerant will be recovered. If additional refrigerant is necessary for proper operating charge due to excess refrigerant leaks, a separate proposal will be issued to customer for approval.
5. This Budgetary Estimate is indicative, but not binding upon Trane; please request a service proposal for a formal price quotation.

I appreciate the opportunity to earn your business and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Sincerely,

Mauricio Dugand

Mauricio Dugand
Account Manager
Cell: (305) 389-5826

COVID-19 NATIONAL EMERGENCY CLAUSE

The parties agree that they are entering into this Agreement while the nation is in the midst of a national emergency due to the Covid-19 pandemic ("Covid-19 Pandemic"). With the continued existence of Covid-19 Pandemic and the evolving guidelines and executive orders, it is difficult to determine the impact of the Covid-19 Pandemic on Trane's performance under this Agreement. Consequently, the parties agree as follows:

1. Each party shall use commercially reasonable efforts to perform its obligations under the Agreement and to meet the schedule and completion dates, subject to provisions below;
2. Each party will abide by any federal, state (US), provincial (Canada) or local orders, directives, or advisories regarding the Covid-19 Pandemic with respect to its performance of its obligations under this Agreement and each shall have the sole discretion in determining the appropriate and responsible actions such party shall undertake to so abide or to safeguard its employees, subcontractors, agents and suppliers;
3. Each party shall use commercially reasonable efforts to keep the other party informed of pertinent updates or developments regarding its obligations as the Covid-19 Pandemic situation evolves; and
4. If Trane's performance is delayed or suspended as a result of the Covid-19 Pandemic, Trane shall be entitled to an equitable adjustment to the project schedule and/or the contract price.

This Budgetary Estimate is based upon and any agreement will be subject to customer acceptance of attached Trane Terms and Conditions – Quoted Service.

Budgetary Estimate Date: May 04, 2021

Trane U.S. Inc.

License Number: CAC023485