

INVITATION TO QUOTE

State of Ohio
Department of Administrative Services
General Services Division
Office of Properties and Facilities (OPF)

The Quotation must be hand delivered, faxed or mailed to:

DAS/GSD
The Office of Properties and Facilities
Attn: Mike Makonnen, Purchasing Agent
4200 Surface Road
Columbus, Ohio 43228
Or Fax to 614.752.0380.

QUOTE NUMBER **DUE DATE (1:00 p.m.)**

2014-11R Oct. 4, 2013

Any questions or clarifications regarding this Invitation to quote should be directed to the Office of Facilities Management, **614-466-2492**, or e-mailed to michael.makonnen@das.ohio.gov

THE DEPARTMENT OF ADMINISTRATIVE SERVICES, OFFICE OF PROPERTIES & FACILITIES, IS SOLICITING QUOTATION FOR:

**(Annual Inspection: Chillers & Boilers)
(Rebid)**

EQUAL EMPLOYMENT OPPORTUNITY. The Contractor will comply with all state and federal laws regarding equal employment opportunity, including Ohio Revised Code Section 125.111 and all related Executive Orders.

Before a contract can be awarded or renewed, an Affirmative Action Program Verification Form must be submitted to the DAS Equal Opportunity Division to comply with the affirmative action requirements. Affirmative Action Verification Forms and approved Affirmative Action Plans can be found by going to the Equal Opportunity Departments web site: <http://www.das.ohio.gov/Eod/AAEEO.htm>

PREVAILING WAGE THRESHOLD LEVELS REQUIREMENTS APPLY FOR CONSTRUCTION SERVICES

Review Current threshold: <http://www.wagehour.com/state.oh.us/w3/webwh.nsf/allbykey/D91B1BC19140FE798525621004BF359>

DRUG FREE WORKPLACE (DFWP) RULES MUST BE COMPLIED FOR CONSTRUCTION REQUESTS

1. Review Ohio Drug Policy at <http://das.ohio.gov/hrd/dfwpol.html>
2. Complete DFWP form: http://www.rbslaw.com/forms/u-140_drug-free_workplace.pdf

PRINTED SIGNATURE

AUTHORIZED SIGNATURE (ORIGINAL SIGNATURE ONLY) (Please sign in blue ink)

DATE

REQUIRED CERTIFICATION FOR BIDDING

OHIO PREFERENCE (BUY OHIO):

1. The products/services being offered are raised, grown, produced, mined or manufactured in Ohio.
 Yes ([Go to C](#)) No ([Go to B-2](#))

2. Bidder has significant economic presence within the state of Ohio. Yes ([Answer a, b, c, d below](#)) No ([Go to B-3](#))

a) Bidder has paid the required taxes due the state of Ohio Yes No

b) Bidder is registered with the Ohio Secretary of State
 Yes (Charter/Registration No.: _____) No
Questions regarding registration should be directed to (614) 466-3910 or visit their web site at:
<http://www.sos.state.oh.us/>

c) Bidder has ten or more employees based in Ohio or border state. Yes No ([Go to B-2d](#))

d) Bidder has seventy-five percent or more employees based in Ohio or border state. Yes No ([Go to B-3](#))

3. order state bidder:
 Yes (Specify which state then go to B-2c): KY MI NY PA IN No ([Go to B-4](#))

4. Border state bidder: mined products mined in respective border state Yes No Not Applicable

E.D.G.E. DESIGNATION

Bidder is certified E.D.G.E. business Yes No

For information on E.D.G.E. designation, please visit the DAS Equal Opportunity Division website at:
<http://www.state.oh.us/das/Eod/edge/Index.htm>

Annual Inspection: Chillers & Boilers

1. Scope

To perform annual safety inspection on boilers and chillers of facilities managed by the State of Ohio, Department of Administrative Services (DAS), Office of Properties and Facilities (OPF), per schedules, for Fiscal Year 2014. *

Note: preventive Maintenance and repair of the HVAC related equipment is performed by DAS Air Quality Technicians. These inspections are meant to serve as outside party observations to ensure the safety of personnel and facility.

2. Boilers

The following inspection work is to be performed annually in the month of October, prior to start-up of the boiler equipment.

1. Check all control devices, both mechanical and electrical, for proper operation.
2. Check all electrical power connections for proper operating current.
3. Check gas valve for proper operation.
4. Check all safety devices for proper operation.
5. Perform combustion analysis and adjust burner for proper operation.

3. Chillers

Chiller inspections will be accomplished once during a fiscal year and twice-a-year for a calendar year, with the first inspection to be performed in the month of April, prior to start-up. The second check will be accomplished during mid-cooling season, in the month of August. However, during this contract, only one inspection will be accomplished during the month of April.

1. Check all control devices, both mechanical and electrical, for proper operation.
2. Check all electrical power connections for proper operating current.
3. Check all safety devices for proper operation.
4. Check refrigerant charge and adjust as required.
5. Calibrate operating controls and transducers as required for proper operation.
6. Check solid state starter for proper operation, torque and ramp speed.
7. Review and evaluate chiller data logs for proper operating parameters.
8. Collect oil samples to obtain analysis; send report to respective Facility Managers.

** Repair & maintenance work is performed by our in-house staff, unless a decision is made by the Facility Manager that outside help will be needed. Appropriate service bid solicitation methods will be employed for competitive responses.*

4. Additional Requirements

Any service work deemed necessary as a result of annual inspections, will require a written estimate and approval by the DAS Facility Manager, prior to work being accomplished.

When/if approved, the Contractor will be given the opportunity to provide a quote or a purchase order to proceed.

Quoted labor rates shall include travel means (truck, gas, tolls and parking), and any and all equipment and tools required.

5. Subcontracting

Services to be provided shall be performed by qualified and trained service personnel, directly employed by the selected firm. Under no condition will any work specified be subcontracted without the DAS Facility Manager's prior approval.

6. Reporting

A report indicating the results of annual inspections and indoor air quality supporting documentation shall be provided to the appropriate DAS Facility Manager within two weeks after annual inspection completion.

7. Pricing

All pricing will be fixed for the term of contract.

All pricing is to be listed in total for each facility separately, with one grand total for all facilities combined.

8. Invoices

Work tickets, detailing description and the quantity of work must accompany all invoices.

The Office of Properties and Facilities may withhold, or on account of subsequently discovered evidence, nullify the whole or a part of any payment to such extent as may be necessary to protect the state from loss on account of defective work not remedied.

9. Normal Business Hours

Monday through Friday, 7:30am to 4:00pm

EQUIPMENT LIST

Governor's Residence:

• Laars Mini Therm Model # JVH075 NCSS Serial # V 06 16 4 650	Weil-McClain hot water boiler Model # LGB-13 Series # 2
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4200 Surface Road:

• Lochinvar Power Fin hot water boiler Model # PBN0250 Serial # A971443	Knight hot water boiler Model# KBN210 Serial # J06H10019258
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25 South Front Street:

• Cleaver-Brooks hot water boiler -1 Model # OHIO 246139 Serial # BT-6326	Cleaver-Brooks hot water boiler -2 Model # OHIO 246140 Serial # BT-6325
• Trane Chiller -1 Model # RTHC1D1F1F1L3F2LFVQUOD Serial # U00E06870	Trane Chiller -2 Model # RTHC1D1F0F1L3F2LFVQUOD Serial # U00D06871

246 N. High & 35 E. Chestnut:

• Pacific Steam Boiler -1 Model # P60A-4FS Serial # 209622	Pacific Steam Boiler -2 Model # P60A-4FS Serial # 209621
• Pacific Steam Boiler -3 Model # P60A-4FS Serial # 209563	Pacific Steam Boiler -4 Model # P60A-4FS Serial #209616
• Pacific Steam Boiler -5 Model # P60A-4FS Serial # 209620	
• Carrier Chiller -1 Model # 19XRV3132352CMS64 Serial # 63524	
• Carrier Chiller -2 Model # 19XRV3132345CMH64 Serial # 63525	
• Carrier Chiller -3 Model # 19XRV3132352CMS64 Serial # 900Q63526	

30 East Broad St.:

(Columbus)

Boilers: RBI Futera II;
Mod 1950

Building Heating Boilers

STATE id 258517, 258518, 258519, 258520, 258521, 258525, 258526, 258527, 258528, 258529, 258530, 258531, 258532, 258533, 258534, 258535, 258536
RBI Fetera!! Mod 1250
State Id 258524

Chiller 1
Trane Mod CVHF 910
Serial no. LO1M13250

Chiller 2
Trane Mod CVHF910
Serial no. LO1M1357

Chiller 3
Trane Mod CVHF 910
Serial no. LO1M13265

Chiller 4
Trane MOD RTHB255FLF00NWPOOOUNN3LF2LFMFVA
Serial no. U97E02019

77 South High Street:

(Columbus)

Boiler #1

Cleaver Brooks
Model # CB700-126
Ser # L81353
Boiler #4
Cleaver Brooks
Model # CB700-126
Ser. # L81354

Boiler #2

Cleaver Brooks
Model # CB700-200
Ser. # L81355
Boiler # 5
Bryan
Model # D450-W-125-FDG
Ser. # 82596

Boiler #3

Cleaver Brooks
Model # CB700-200
Ser. # L81356
Boiler #6
Bryan
Mod # D450-W-125-FDG
Ser. # 82595

Chillers:

Chiller # 1
Trane Model # CVHE089NAL2WB2621DE1E11DA1E000
Ser. # L86J40406
1000 Ton

Chiller # 2
Trane Model # CVHE089NAL2WB2621DE1E11DA1E000
Ser. # L86J40407
1000 Ton

Chiller # 3
Trane Model # CVHE056NAL2NB2351DE1E11DA1E000
Ser. # L86J40408
500 Ton

Chiller # 4
Trane Model # CCACCD114RDNKR60ACDFGRTP3
Ser. # L8703143 and TS-251146
95.5 Ton

615 W. Superior Ave.
(Cleveland)

• RBI Water Boiler #1 Model # MB4000 SN # 060850166	RBI Water Boiler #2 Model # MB 4000 SN # 060850167
• York Chiller #1 Model # YTJ3A4E1-CNH Serial # GFEM132692	York Chiller #2 Model # YTJ3A4E1-CNH Serial # GFEM132693

161 S. High Street
(Akron)

• RBI Water Boiler #1 Model # 3000 SN # 010952300	RBI Water Boiler #2 Model # 3000 SN # 040952908
• York Chiller #1 Model # YTG1A2C3 – CKJ SN # GBJM 040058	York Chiller #2 Model # YTG1A2C3 - CKJ SN # GBJM 040059

One Government Center
(Toledo)

CHILLER # 1 Trane CVT Model# CVHF049FA Serial# LN99L04320M	BOILER # 1 Kewanee CAT# L35175 00 Clever Brooks Burner Model# DLG 845
Chiller # 2 Trane CVT Model# CVHF049FA Serial# L99L040319M	BOILER # 2 KEWANEE CAT # L35175 00 Clever Brooks Burner Model# DLG 845
Chiller # 3 Carrier Model# 38JB024610 Serial# V392812	