COUNTY OF ERIE
DIVISION OF PURCHASE
MEMORANDUM

To: All Using Departments

From: Jamie Kucewicz, Buyer

Date: December 2, 2019

Subject: CHILLER MAINTENANCE AT PUBLIC SAFETY CAMPUS AND 25 DELAWARE

Bid No.: 216023-002

Effective Dates: Extended through December 31, 2021

Vendor #: 103096

Vendor: Trane US
45 Earhart Drive, Suite 103
Buffalo, NY 14221

Contact: Ronald Swanson

Telephone: 718-626-1260

Pricing: per attached document

COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

DIVISION OF PURCHASE
VALLIE M. FERRARACCIO
DIRECTOR

November 19, 2019

Trane U.S., Inc.
45 Earhart Drive, Suite 103
Buffalo, NY 14221
Attn: Ronald E. Swanson

Re: Bid #216023-002 – "Chiller Maintenance at Public Safety Campus and 25 Delaware"

Dear Mr. Swanson:

The County of Erie wishes to extend this agreement for an additional contract period, through December 31, 2021, under the same prices, terms and conditions as the original agreement.

Extension is provided for per paragraph 26, Page 5 of 6 of the "Instructions to Bidders". This offer is for your immediate consideration and acceptance. Please indicate below whether you agree to extend or do not wish to extend. Please respond **within seven days upon receipt of this request.**

After approval and execution by the County, a fully signed copy will be returned to you for your files.

X Yes, I agree to extend _____ No, I do not wish to extend

Company Name: Trane US

Representative (Please print): Ronald Swanson Title: Account Manager

Signature: Ronald Swanson Date: 11/25/19

Sincerely,

James D. Kucewicz
Buyer

Vallie M. Ferraraccio
Director of Purchase

11/27/2019
DATE

EXHIBIT "F"

County of Erie

MARK C. POLONCARZ
COUNTY EXECUTIVE

DIVISION OF PURCHASE

STANDARD AGREEMENT

This AGREEMENT, made as of the 1ST DAY OF FEBRUARY, 2016

by and between GERSTER SALES & SERVICE, INC.

of 145 EARHART DRIVE, SUITE 103, BUFFALO, NY 14221

herein after referred to as the Contractor, and the County of Erie, a municipal corporation of the State of New York, hereinafter referred to as the County:

WHEREAS, in accordance with public open competitive bidding, sealed proposals were received and publicly opened by the County of Erie, Division of Purchase

on JANUARY 26, 2016 at 2:00 PM

for: CHILLER MAINTENANCE AT PUBLIC SAFETY CAMPUS AND 25 DELAWARE

WHEREAS, the bid of the Contractor submitted in accordance therewith, the sum of $28,000.00,

was the lowest responsible bid submitted; and

WHEREAS, a contract is hereby awarded to the Contractor by the County, in accordance with the provisions therein contained; and

WHEREAS, the Notice to Bidders and Specifications make provisions for entering into a proper and suitable contract in connection therewith;

NOW; therefore, the Contractor does hereby for its heirs, executors, administrators and successors agree with the County of Erie that, the Contractor shall for the consideration mentioned, and in the manner set forth in Accepted Invitation to Bid No. 216023-002, Specifications and Provisions of Law annexed hereto and forming a part of this contract, furnish the equipment and materials and perform the work and services described in the Accepted Bid for the above sum.

_____ Paid monthly upon presentation of invoices.

XXX Upon delivery, completion and approval of the work, as per specifications.

Please refer to the Invitation to Bid (Page 1) and the Instructions to Bidders which are part of this agreement.

IN WITNESS THEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

COUNTY OF ERIE

by _____
Director of Purchase

Date_____

CONTRACTOR: GERSTER SALES & SERVICE, INC.

by Ronald E. Swarts

Title V. President

Date 2/5/10

APPROVED AS TO FORM

_____
Assistant County Attorney
County of Erie, New York

Date_____

COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

DIVISION OF PURCHASE

INVITATION TO BID

Bids, as stated below, will be received and publicly opened by the Division of Purchase in accordance with the attached specifications. FAX bids are unacceptable. Bids must be submitted in a sealed envelope to:

County of Erie
Division of Purchase
Attention: James D. Kucewicz, Buyer (716) 858-6336
95 Franklin Street, Room 1254
Buffalo, New York 14202-3967

NOTE: Lower left hand corner of envelope MUST indicate the following:

BID NUMBER: 216023-002

OPENING DATE: JANUARY 26, 2016 TIME: 2:00 PM

FOR: CHILLER MAINTENANCE AT PUBLIC SAFETY CAMPUS AND 25 DELAWARE

NAME OF BIDDER: Gerster Sales & Service, Inc. dba Gerster Trane

If you are submitting other Invitations to Bid, each bid must be enclosed in a separate envelope.

Following EXHIBITS are attached to and made a part of the bid specifications, and part of any agreement entered into pursuant to this Invitation to Bid:

X	EXHIBIT "A" - Assignment of Public Contracts
X	EXHIBIT "B" - Purchases by Other Local Governments or Special Districts
____	EXHIBIT "C" - Construction/Reconstruction Contracts
____	EXHIBIT "D" - Bid Bond (Formal Bid)
N/A	EXHIBIT "E" - Bid Bond (Informal Bid)
X	EXHIBIT "EP" - Equal Pay Certification
X	EXHIBIT "F" - Standard Agreement
X	EXHIBIT "G" - Non-Collusive Bidding Certification
X	EXHIBIT "H" - MBE/ WBE Commitment
X	EXHIBIT "IC" - Insurance CLASSIFICATION "A"
____	EXHIBIT "P" & EXHIBIT "PBI" - Performance Bond
____	EXHIBIT "Q" - Confined Space Program Certification
X	EXHIBIT "PW" - NYS Prevailing Wage

(Rev. 1/00)

EXHIBIT "G"

County of Erie

DIVISION OF PURCHASE

NON-COLLUSIVE BIDDING CERTIFICATION

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his knowledge and belief:

(1) the prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or any competitor;

(2) unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and

(3) no attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

NOTICE

(Penal Law, Section 210.45)

IT IS A CRIME, PUNISHABLE AS A CLASS A MISDEMEANOR UNDER THE LAWS OF THE STATE OF NEW YORK, FOR A PERSON, IN AND BY A WRITTEN INSTRUMENT, TO KNOWINGLY MAKE A FALSE STATEMENT, OR TO MAKE A FALSE STATEMENT, OR TO MAKE A STATEMENT WHICH SUCH PERSON DOES NOT BELIEVE TO BE TRUE

BID NOT ACCEPTABLE WITHOUT FOLLOWING CERTIFICATION:

Affirmed under penalty of perjury this 26 day of January, 20 16

TERMS Net 30 DELIVERY DATE AT DESTINATION As required

FIRM NAME Gerster Sales & Service, Inc. dba Gerster Trane

ADDRESS 45 Earhart Drive, Suite 103

Buffalo, New York ZIP 14221

AUTHORIZED SIGNATURE Ronald E. Johnson

TYPED NAME OF AUTHORIZED SIGNATURE

TITLE Vice President TELEPHONE NO. 716-626-1260

County of Erie

DIVISION OF PURCHASE
BID SPECIFICATIONS

BID NO. 216023-002

Ship to: County of Erie
Attention: Sewer District
Address:

Ship Via: Most Economical
Date Required at Destination: As Required

ITEM NO	QUAN-TITY	U/M	CATALOG NO./DESCRIPTION	TOTAL PRICE
			Please provide pricing for Maintenance of Chillers at Public Safety	
			Campus and 25 Delaware Avenue per the attached specifications.	
			Term of the contract will be January 1, 2016 – December 31, 2017.	
			Please provide pricing in Article V of bid specifications.	
			For questions in regard to the specifications of this bid,	
			Please contact Earl Zeeb at (716) 858-4991.	

NOTE: Bid results cannot be given over the phone. All requests for bid results should be submitted in writing or faxed to:

ERIE COUNTY DIVISION OF PURCHASE
Freedom of Information Officer
95 Franklin Street, Rm. 1254
Buffalo, NY 14202
FAX #: 716/858-6465

NAME OF BIDDER Gerster Sales & Service, Inc. dba Gerster Trane

Erie County Department of Public Works
Division of Buildings and Ground
95 Franklin St.
Buffalo, N.Y. 14202

Maintenance Specifications for Chillers at Public Safety Campus and 25 Delaware

This will be the 1st year of a 2-year contract to cover the Period January 1, 2016 – December 31, 2017.

ARTICLE I

1001 Erie County buildings PSC and 25 Delaware require a maintenance service contract for the Trane chillers at the above sites. The program at each site will include four (4) yearly visits. The contract on the rotary water chillers at PSC will be a Total Maintenance agreement covering all trouble calls and emergency repairs. The contract on the centrifugal water chillers at 25 Delaware will be Select Maintenance including all trouble calls and any control issues. This is to be a 2-year agreement renewable each year at the discretion of the county.

1002 The County reserves the right to terminate (60 day written notice) at ant time , for any reason , or suspend any part of the services described herein when conditions change, operation of a county facility is reduced or discontinued or similar circumstances take place. In the event of such termination or suspension, payments for services shall suspend without penalty.

ARTICLE II - QUALIFICATION OF BIDDERS

The contractor shall provide factory trained and certified service technicians and account engineers for all services regarding the equipment in question. The contractor will provide current documentation of factory training for service engineers. The contractor must show he has at least 8 service engineers living within Erie County, New York which are Universally certified by the EPA for refrigerant handling. In addition, the contractor must be able to connect and program the new control panels on these chillers. The chillers require a laptop and the contractor must be able to do field programming to optimize the operation of the chillers. Prior to an award of this contract, the contractor will be required to demonstrate this capability to the satisfaction of the County.

The contractor will site 5 examples of similar Trane equipment that are currently being maintained by their service organization as well as a contact at that facility. The contractor must demonstrate adequate understanding of all aspects of the equipment, as they are responsible for all Trane side interface programming to the building DDC system.

The contractor shall maintain a stock of all parts integral to proper operation of the chillers at all times in order to minimize downtime. For the rotary chillers, a spare condenser fan motor and blade, water temperature sensors, oil charge, oil filter, and control boards are necessary. For the centrifugal chillers, a spare purge canister and pump, water temperature sensors, oil charge, oil filter, pressure switch, and control boards are necessary. Please note that all replacement sensors on the centrifugal chillers must be bound into the electrical system in the same manner as the originals to maintain the integrity of the electrical system. All parts shall be OEM and refurbished parts will not be acceptable for any repairs.

The contractor shall have maintained a qualified service organization for a minimum of 15 years.

ARTICLE III - SCOPE OF WORK FOR 25 DELAWARE

For all equipment under Select Maintenance Service the following work will be performed, in addition all trouble calls and control issues will be included.

SPRING

Prior to initial startup for the cooling season, the contractor will perform the following services on each chiller:

1. Inspect the entire structure for loose fasteners, missing guards, defective gasketing on control compartments, etc. Repair as required.

2. Furnish nitrogen, oil, oil filter, filter drier and gaskets as required.

3. Inspect all piping, coils valves, fittings, and compressors for refrigerant or oil leaks.

4. Detailed inspection and cleaning of purge system. Replace purge filter drier.

5. Check condition of contacts.

6. Check and calibrate safety controls. Inspect all control components and wiring for proper operation and replace/recalibrate as required. Update Trane software with new downloads as they become available from the manufacturer. The work of all software upgrades is to be included in this contract and includes constructing an ASHRAE guideline report on Trane software. Please note a laptop computer must be connected to chiller and the report formatted per OEM requirements. The contractor assumes all associated liabilities when updating software and making reports.

7. Meg compressor motor and oil pump motor.

8. Inspect oil level and bring to proper level. Clean oil strainer and / or replace oil filter and gaskets where required.

9. Change oil when so indicated by oil analysis unless done on an annual schedule. Report any uncorrected deficiencies noted.

10. Check operation of crankcase heaters and tighten oil heater leads.

11. Check operation of vane positioner and recalibrate as necessary.

12. Start up and check operation. Check starter operation, voltage and current.

13. Make operating log including refrigerant pressures, temperatures, superheat and sub-cooling.

14. Erie County to clean condenser tubes as directed by contractor.

COOLING SEASON

Twice during the cooling season, the contractor will perform the following services on each chiller:

1. Inspect unit and verify proper operation. Observe and record all temperatures, pressures, diagnostic codes, etc. Investigate cause of any indications that are not logical or are out of range. Repair as required.

2. Check with building operating personnel as to operation or occurrence of problems with equipment and investigate and repair any abnormalities.

3. Check operation of vane positioner and recalibrate as necessary.

4. Check purge operation. Correct any control problems

5. Check operation of crankcase heaters.

6. Inspect all piping, coils valves, fittings, and compressors for refrigerant or oil leaks.

7. Inspect all control components and wiring for proper operation and replace/recalibrate as required. Update Trane software with new downloads as they become available from the manufacturer. The work of all software upgrades is to be included in this contract and includes constructing an ASHRAE guideline report on Trane software. Please note a laptop computer must be connected to chiller and the report formatted per OEM requirements. The contractor assumes all associated liabilities when updating software and making reports.

8. Inspect oil level and bring to proper level.

9. Erie County to clean condenser tubes as directed by contractor.

10. Draw oil sample from each compressor and transmit same to original equipment manufacturer for analysis. Analysis shall at a minimum determine presence/levels of acids, moisture, and wear metals. Provide a written report from the OEM of same and fully explain present test results against historical test data. If recommended, replace oil and oil filter prior to spring startup.

FALL SHUTDOWN

At the conclusion of the cooling season, the contractor will perform the following services on each chiller:

1. Inspect all piping, coils valves, fittings, and compressors for refrigerant or oil leaks.

2. Inspect housings for paint chipping and corrosion. Repaint damaged areas with OEM paints.

3. Check motor windings with megohmeter and record.

4. Inspect all control components and wiring for proper operation and replace/recalibrate as required. Update Trane software with new downloads as they become available from the manufacturer. The work of all software upgrades is to be included in this contract and includes constructing an ASHRAE guideline report on Trane software. Please note a laptop computer must be connected to chiller and the report formatted per OEM requirements. The contractor assumes all associated liabilities when updating software and making reports.

5. Customer to clean condenser tubes as directed by contractor.

ARTICLE IV - SCOPE OF WORK FOR PSC

For all equipment under Total Maintenance Service (Contractor responsible for all parts labor and refrigerant to make chillers 100% operational) the following work will be performed, in addition to any work required or recommended by the manufacturer and any/all repairs.

SPRING

Prior to initial startup for the cooling season, the contractor will perform the following services on each chiller:

1. Inspect the entire frame housing for loose fasteners, missing guards, defective gasketing on control compartments, etc. Repair as required.

2. Check operation of condenser fans and replace as required. Lubricate bearings and drives as required.

3. Check operation of crankase heaters.

4. Inspect all piping, coils valves, fittings, and compressors for refrigerant or oil leaks. Repair leaks as necessary.

5. Inspect all control components and wiring for proper operation and replace/recalibrate as required. Update Trane software with new downloads as they become available from the manufacturer. The work of all software upgrades is to be included in this contract and includes constructing an ASHRAE guideline report on Trane software. Please note a laptop computer must be connected to chiller and the report formatted per OEM requirements. The contractor assumes all associated liabilities when updating software and making reports.

6. Inspect oil level and bring to proper level.

7. Inspect operation of slide valve and repair or recalibrate as necessary.

8. Circulate water through chiller and inspect for water leaks. Make needed repairs as required. Contractor is totally responsible for chiller from flange to flange.

9. Erie County to clean condenser coil surfaces as directed by contractor

COOLING SEASON

Twice during the cooling season, the contractor will perform the following services on each chiller:

1. Inspect unit and verify proper operation. Observe and record all temperatures, pressures, diagnostic codes, etc. Investigate cause of any indications that are not logical or are out of range. Repair as required

2. Check with building operating personnel as to operation or occurrence of problems with equipment and investigate and repair any abnormalities.

3. Check operation of slide valve and repair recalibrate as required.

4. Check operation of crankcase heaters.

5. Inspect all piping, coils valves, fittings, and compressors for refrigerant or oil leaks. Repair leaks as necessary.

6. Inspect all control components and wiring for proper operation and replace/recalibrate as required. Update Trane software with new downloads as they become available from the manufacturer. The work of all software upgrades is to be included in this contract and includes constructing an ASHRAE guideline report on Trane software. Please note a laptop computer must be connected to chiller and the report formatted per OEM requirements. The contractor assumes all associated liabilities when updating software and making reports.

7. Inspect oil level and bring to proper level.

8. Erie County to clear condenser coil surfaces as directed by the contractor

FALL SHUTDOWN

At the conclusion of the cooling season, the contractor will perform the following services on each chiller:

1. Inspect all piping, coils valves, fittings, and compressors for refrigerant or oil leaks. Repair leaks as necessary.

2. , Inspect housings for paint chipping and corrosion. Repaint damaged areas with OEM paints.

3. Check glycol concentration and report level of freeze protection to designated representative. The facility shall be responsible to maintain glycol solution at appropriate levels (unless loss is with contractor area of responsibility).

4. Draw oil sample from each compressor and transmit same to original equipment manufacturer for analysis. Analysis shall at a minimum determine presence/levels of acids, moisture, and wear metals. Provide a written report of same and fully explain present test results against historical test data. If recommended, replace oil and oil filter prior to spring startup. In addition, if above normal wear metals are detected, make proactive repairs to equipment to prevent further failure.

5. Check motor windings with megohmeter and record. If test results outside manufacturers acceptable limits, a new motor will be installed. The contractor assumes all associated liabilities when replacing motor.

6. Inspect all control components and wiring for proper operation and replace/recalibrate as required. Update Trane software with new downloads as they become available from the manufacturer. The work of all software upgrades is to be included in this contract and includes constructing an ASHRAE guideline report on Trane software. Please note a laptop computer must be connected to chiller and the report formatted per OEM requirements. The contractor assumes all associated liabilities when updating software and making reports.

7. Customer to clean condenser coil surfaces as directed by contractor

I. EQUIPMENT

MODEL NO.	TYPE	CAPACITY	SERVICE REQUIRED
RTAC400	Rotary Screw	400 Tons	Total Maintenance
RTAC400	Rotary Screw	400 Tons	Total Maintenance
CVHF	Centrifugal	600 Tons	Select Maintenance
CVHF	Centrifugal	600 Tons	Select Maintenance

ARTICLE V

Payment for the above services is to be made in quarterly installments in arrears, and upon receipt of Service Reports and Invoice. The yearly cost for the above services shall be:

For the Period

Jan. 1, 2016 – Dec. 31, 2016 $ 14,000.00

Jan. 1, 2017 – Dec. 31, 2017 $ 14,000.00

Any work required beyond the scope of the above specifications requires a quote submitted to County Representative for approval and charged at the following rates.

Regular Hourly Rate 115.00

Overtime Rate 172.50

Holiday Rate 230.00

Travel 69.00