



October 23, 2025

**SUBJECT:** Invitation to Bid: BID 2025-023 *ORJ CHILLER REPLACEMENT*

**MESSAGE:** Please note and acknowledge the following changes or additions to be included in the referenced section(s) of the above-referenced BID.

1. Pages 11, and 13 are being replaced in their entirety to include the budgetary numbers to be related to specification items 2.4.15 and 2.8.3.
2. The Q&A that has already been submitted and answers are being attached and incorporated into the BID.

Please complete the acknowledgement of this notice on the next page of this document and include it in your proposal response.

Sincerely,

William V. Spinelli  
Chief Financial Officer

WVS/mt

*Enclosures*

*2025-023 pages 11, 13*

*ESIS Budgetary Number Quote for ORJ Chiller Replacement Controls*

*Q&A 1-5*

*Acknowledgment*

2.4.12 Modify steel structure for cooling tower support as required.

2.4.13 Modify water treatment system.

2.4.14 Provide new isolation valves and automated valves for plant automation.

2.4.15 Provide new plant control system. \*[See amendment 1 for budgetary numbers.]

2.4.16 A Test and Balance (TAB) is the process of measuring and adjusting the new chiller and its associated water systems to ensure they operate according to design specifications. This is a critical step that verifies the system is performing efficiently and correctly after installation. A Test and Balance will be provided upon the completion of Work.

## 2.5 Additional Considerations.

2.5.1 Any service outlined in the Scope of Work is not to be included in the Bid price.

2.5.2 HCSO is aware that pricing may be subject to change within the Time for Consideration due to tariffs. Any additional fees incurred for original scope of work will be taken into consideration within the Contract Document negotiated after Award.

2.5.3 HCSO will provide LAN Communication Drops and IP connections as required.

2.5.4 Plant outages will need to be coordinated with HCSO to minimize down time. The bidder is to provide a temporary cooling unit capable of satisfying the demand of the facility (1000-ton) while Work is being performed. Power to temporary cooling unit may be provided by the awarded bidder, or by HCSO upon prior approval by project manager, or designee.

## 2.6 Location of Work.

The location(s) the Work is to be performed, completed, or delivered to 1201 Orient Road, Tampa Florida, 33619.

2.6.1 The HCSO will provide a staging area for the Bidder in close proximity to the work area.

## 2.7 Minimum Qualification Requirements.

The Bidder must meet the following minimum qualification requirements. Bidders that do not meet these minimum requirements will not be considered.

2.7.1 Bidders may be required to furnish evidence in writing that they maintain a permanent place of business within Hillsborough County, Florida. The HCSO reserves the right to inspect the Bidder's place of business and equipment prior to award of any contract, for determining the ability to meet terms and conditions as set forth herein.

2.7.2 Bidders shall have engaged in HVAC field of business for a period of no less than the past five (5) years and shall provide references upon request.

2.7.3 Bidders must have adequate equipment, finances, and personnel to furnish the item or service offered satisfactorily and expeditiously.

2.7.4 Bidders shall employ only qualified operators and workers who are skilled in the performance of the Work. All employees of the Bidder which will work in a HCSO Facility or on a Hillsborough County property may be required to have a background check by the HCSO prior to beginning Work. All employees must comply with HCSO's policies and procedures which include the prohibition against the use of any tobacco products on any HCSO property.

2.7.5 The Bidder shall be required to provide a Work crew list giving all personnel names and changes

- Refrigerant Type: The type of refrigerant to be used will be specified, typically an environmentally friendly, non-ozone-depleting refrigerant.
- Short-Circuit Current Rating (SCCR): For safety and code compliance, a high SCCR is often required, such as 65kA.
- Noise Levels: Although this bid does not have specific requirements for maximum operating noise levels, please note that the facility is near residential areas or sensitive buildings.
- Physical Dimensions and Weight: The dimensions and weight of the new chiller must be compatible with the existing equipment pad and access points.

2.8.3 Ancillary Equipment: The bid package response will also include requirements for all related equipment, such as:

- Pumps, Motors, and VFDs: Specifications for new or modified pumps, motors, and Variable Frequency Drives to work with the new chiller.
- Piping and Valves: Requirements for new or modified chilled water piping, valves, and strainers.
- Controls and Building Automation System (BAS) Integration: The new chiller must be compatible with and seamlessly integrated into the existing BAS. This is a critical requirement for facility management. The bidding company is responsible for the integration of the new chillers into the existing BAS and any logic programming as required for proper initial startup operation. \*[See amendment 1 for budgetary numbers.]

2.8.4 Service Agreements: HCSO may consider a long-term service or maintenance agreement included with the Bid Package to become effective upon installation warranty expiration.

2.8.5 Project Execution and Documentation is required to be included in the bidder's response.

- Project Schedule: The bidder must provide a detailed project schedule, outlining key milestones, including equipment procurement, demolition, installation, commissioning, and a final acceptance date.
- Safety Plan: A comprehensive safety plan is required, especially for a project of this size. It must comply with all OSHA, state, and local safety regulations.
- Commissioning Plan: A detailed plan for commissioning the new chiller to ensure it operates correctly and efficiently. This plan will likely include factory-trained technician certifications and a series of performance tests.

## 2.9 Miscellaneous Requirements.

The Awarded Supplier must be able to provide proof of current general business liability insurance and proof of worker's compensation insurance before the ensuing Contract is fully executed.

The Supplier must, by the time of award, be registered to do business in the State of Florida on SunBiz.gov.

## 2.10 Bond Requirements.

A bid bond, performance bond, and payment bond are typically mandatory to ensure the contractor can complete the work and pay all subcontractors and suppliers. A BOND of the Awarded Bid price will be required upon ensuing Contract execution.

**Date:** October 22, 2025

**Reference:** HCSO - Orient Rd Jail Chiller Replacement Project - BID 2025-023

**Site Location:** 1201 Orient Road Tampa, FL 33619

**Quote No:** Budget

**Scope Letter for:** HCSO

**Attn:** Brian Keenan      **Phone:** 813-247-0260      **Email:** bkeenan@teamhcsso.com

**ESIS proposes to execute the following scope of work:**

- Chiller Replacement Controls
  - NOTE – This budget is based on Scope of Work Document - BID 2025-023 and the existing ESIS (CSSI) CEP Control System Drawings.
  - Typical of (2) existing Water-Cooled Chillers, (2) existing Cooling Tower(s), (6) existing Pumps, (2) new Water-Cooled Chillers, (4) new chilled water pumps with VFD, (2) new cooling towers with VFD, (4) new condenser pumps with VFD.
  - Provide new Alerton VLC BACnet Controllers with Enclosure and Power Supply. 120v to control transformers by others.
  - This budget includes the following NEW DDC I/O devices:
    - (10) Control Valves
    - (2) Flow Meters
    - (1) BTU Meter
    - (2) Makeup Water Meter
    - (7) CHW System Differential Pressure Sensors
    - (16) Control Relays
    - (16) Current Sensors
    - (12) Temperature Sensor with Well
  - Reuse existing CH-1, CH-2, CT-1, and CT-2 DDC I/O devices. **Please see ADD Option #1 to replace all existing with new I/O Devices.**
  - INCLUDES – Rewiring of existing CH-1, CH-2, CT-1, CT-2, P-1 thru P-6 DDC I/O devices to new controllers.
  - INCLUDES – BACnet/MSTP Interface to Chillers and VFDs. Chillers and VFDs must have BACnet/MSTP Interface capabilities.
  - Provide and install new wire and conduit as needed.
  - Provide new Programming and Graphics to integrate new scope with existing CEP Controls.
  - Provide Controls Functional Verification and Controls Startup of new CEP Controls.
  - Provide existing CH-3 and CT-3 Controls Demo.
- **Scope Clarifications:**
  - Provide Complete CAD generated control and wiring diagrams. Asbuilts and Submittals.
  - Provide One-year full warranty on the above scope
  - Provide Owner training.
  - INCLUDES – Provisions for normal working hours M-F 7am-4pm.
- **Scope Exclusions:**
  - Controllers or peripheral devices associated with any equipment other than that mentioned above.
  - Any High Voltage Power wiring.
  - Starters or disconnect switches.
  - Any Premium Labor Hours unless noted above.

HCSO - Orient Rd Jail Chiller Replacement Project - BID 2025-023

**Budget Summary:****Total Budget Price: \$265,000.00****ADD Option #1 Budget Price: \$87,000.00**

- CH-1, CH-2, CT-1, CT-2, P-1 thru P-6 DDC NEW I/O devices in lieu of reusing existing I/O Devices.
- This ADD includes material and low voltage installation of the following DDC I/O devices:
  - (18) Control Relays
  - (7) Current Sensors
  - (9) Control Valves
  - (1) OA Temperature/RH Sensor

**Total Budget Including ADD Option #1: \$352,000.00**

This proposal is valid for thirty (30) days. In the event that tariffs, duties, taxes, or other government-imposed costs are enacted or modified after the date of this proposal, which materially increase the cost of equipment, materials, or services required for the fulfillment of this proposal, EMCOR Services Integrated Solutions reserves the right to adjust the pricing of any outstanding proposals, purchase orders, or contracts accordingly. Please feel free to contact ESIS with any questions or clarifications regarding this proposal.

Respectfully,

Joe Yang – Sr. Estimator  
EMCOR Services Integrated Solutions  
Cell: (407) 319-7092  
Email: [jyang@msifla.com](mailto:jyang@msifla.com)

HCSO - Orient Rd Jail Chiller Replacement Project - BID 2025-023

## Questions & Answers

(Q&A DEADLINE for new questions is October 22, 2025, 12:00pm EST)

#1

1. **Can we please confirm if a Bid Bond is required? And a Performance Bond?**

**Answer:** Section 2.10: Bond Requirements.

A bid bond, performance bond, and payment bond are typically mandatory to ensure the contractor can complete the work and pay all subcontractors and suppliers. A BOND of the Awarded Bid price will be required upon ensuing Contract execution.

To clarify: HCSO requires a performance bond and a payment bond.

**Questions & Answers**

(Q&A DEADLINE for new questions is October 22, 2025, 12:00pm EST)

**#2**

**2. Will a formal bid package be provided?**

**Answer:** Yes, the Invitation to Bid, your response, and any attachments or addenda HCSO has made available, with the requested documentation, constitute the Bid Package and will be the basis of the ensuing contract (see 1.2).

**3. Is there a preference on chiller manufacturers?**

**Answer:** See 2.4.5. “McQuay Magnetic Bearing chillers, or equivalent”

**4. Where do we meet to perform this site visit?**

**Answer:** See 1.3. “Orient Road Jail Lobby  
1201 Orient Road  
Tampa, Florida 33619”

**Questions & Answers**

(Q&A DEADLINE for new questions is October 22, 2025, 12:00pm EST)

**#3**

- 5. Could you please confirm the manufacturer of the existing Building Automation System (BAS)?**

**Answer:** The BAS system manufacturer is EMCOR.



**Questions & Answers**

(Q&A DEADLINE for new questions is October 22, 2025, 12:00pm EST)

**#4**

**6. Are there any drawing s available?**

**Answer:** Documents (copies) will be made available at the pre-bid walkthrough.

**Questions & Answers**  
**(Q&A DEADLINE for new questions was October 22, 2025, 12:00pm EST)**  
**#5**

7. Are there any additional as-builts available aside from the printed documents that were handed out to contractors at the pre-bid

**Answer:** No

8. Does the facility have existing electrical load information to determine how much capacity is left

**Answer:** Yes

9. Are there any special requirements for the water conditioning  
The existing plant has:  
3 – chilled water pumps  
3 – condenser water pumps

**Answer:** No

10. Based on the RFP, the assessment (Section 2.1) indicates 2 new chilled water pumps and 4 new condense water pumps: however, the scope of work (section 2.4) indicates 4 new chilled water pumps and 4 new condenser water pumps. Which is correct?

**Answer:** 4 chilled water pumps and 4 condenser water pumps

11. Can we assume enough capacity exists in the current utility service and generators to support the proposed scop? No as-builts have been provided, and we were not able to open or investigate utilities deep enough during the walk

**Answer:** Yes

12. Can we assume enough adequate space/capacity exists in the existing switchboard, panels, MCC's etc. to support the proposed scope? No as-builts have been provided, and we were not able to open or investigate utilities deep enough during the walk

**Answer:** Yes

13. Are lightning layouts expected to change to accommodate the new equipment layout?

**Answer:** If/as needed

**14.** Section 2.5.4 indicates “power to temporary cooling unit may be provided by the awarded bidder, or HCSO upon prior approval by project manager, or designee. Please clarify who is responsible for providing the power to the temporary chiller?

**Answer:** HCSO

**15.** Does the existing MDP and panel serving the current CH-3 have space and spare capacity to support the additional load from the additional chiller, (2) new pumps, and new cooling tower fan motor?

**Answer:** Yes

**16.** Does any of the replacement equipment need to be on generator power?

**Answer:** The new chilled water pumps

**17.** Can the new pumps be installed on the roof?

**Answer:** No

**18.** How much temp cooling capacity is required during winter and summer months?

**Answer:** 1000 tons

**19.** Can tools be stored onsite, or do they need to be removed each day?

**Answer:** Yes, stored and locked in gang box

**20.** Can a Conex be installed onsite?

**Answer:** Yes

**21.** Does HCSO have design standards we need to adhere to?

**Answer:** ASHRAI standards

**22.** What is the minimum chiller efficiency expected?

**Answer:** Per manufacturer

**23.** Will additional site visits be granted?

**Answer:** No.

**24.** Can the bid be extended 1 week to allow for further site visits of key trade partners?

**Answer:** No.

**25.** We believe that one of the proposed bidders owns the existing controls installer. In order to assure fair bidding, Can the owner provide controls pricing to all bidders or a control budget to all bidders

**Answer:** See Amendment 1.

**26.** Please provide any available as-built mechanical, electrical, architectural, and structural drawings for the existing chiller plant.

**Answer:** Not available

**27.** Does the contractor need to include Davis-Bacon wages or prevailing wages in the bid?

**Answer:** No, contractors do not need to include Davis-Bacon / prevailing wages but must follow state law.

**28.** Please confirm which Building Automation System (BAS) software is currently in use at this facility, specifically the system installed by EMCOR (e.g., Alerton, Automated Logic, Siemens, etc.). This information is required to ensure compatibility and proper integration of the new chillers, pumps, VFDs, and control sequences with the existing BAS.

**Answer:** Alerton

**29.** Is controls integration required to be performed exclusively by EMCOR, or may any certified contractor authorized for the existing BAS platform (e.g., Alerton Certified Partner) perform this work?

**Answer:** Exclusively by EMCOR

**30.** Will an independent third-party commissioning agent be assigned by HCSO, or will the mechanical contractor be responsible for providing commissioning documentation?

**Answer:** Contractor

**31.** Please confirm whether the awarded design-build contractor will be fully responsible for providing sealed mechanical, electrical, and structural drawings, or if HCSO's engineer of record will review, approve, and stamp the final design documents.

**Answer:** Contractor

**32.** Please confirm whether the design-build contractor will obtain all mechanical, electrical, and structural permits directly, or if HCSO will facilitate this process through its engineering department.

**Answer:** Contractor

**33.** Does the contractor need to carry permit fees?

**Answer:** Yes

**34.** Is this project tax-exempt?

**Answer:** Yes

**35.** Should the new cooling towers be installed in the location of the existing cooling towers, or is there a preferred alternate location for them?

**Answer:** Yes

## ACKNOWLEDGMENT OF AMENDMENT

We do hereby acknowledge the information and/or changes described in  
Amendment #1 to Invitation to BID 2025-023 *ORJ CHILLER REPLACEMENT*

PLEASE PRINT: Company Name:

By:

Title:

Date:

***Signature:*** \_\_\_\_\_

(Signed Acknowledgment must be included with your Submission)