

**CITY OF AUSTIN
PURCHASING OFFICE
SCOPE OF WORK (RFP)
SOLICITATION NUMBER OPJ0107
SUPPLY & INSTALL 2500 TON INDUSTRIAL GRADE CHILLER
SCOPE OF WORK**

1. **PURPOSE**

The City of Austin, hereinafter referred to as the City, seeks proposals in response to this Request for Proposal (RFP) from Manufacturers and Contractors qualified and experienced in supplying and installing Industrial Grade Chillers to accomplish the following: Purchase and install a new 2,500 ton industrial grade, centrifugal chiller complete with mechanical piping, variable speed drive, power, controls, start up and commissioning, at the Domain District Cooling Plant.

2. **BACKGROUND**

The Austin Energy Domain District Cooling Plant was originally constructed in the 1980 as an integral part of the original IBM campus. The equipment has been removed. In order to meet Austin Energy's mission to deliver clean, affordable, reliable energy and excellent customer service the outdated equipment must be replaced with more efficient, more reliable and environmentally friendly equipment that better meets the needs of the community.

3. **SCOPE OF WORK**

A. **Supply & Install 2500 Ton Industrial Grade Chiller**

The Contractor will supply and install a 2500 ton chiller at the Domain District Cooling Plant, located at 3120 Kramer Lane, Austin, Texas 78758, as described in the Plans and Specifications.

To download the Plans and Specifications, Proposers will require the Microsoft WINSCP program which is free FTP software that allows for the sharing of large files. Then follow the Setup Procedures below to connect to Austin Energy's Secure FTP site.

1. From WinSCP Stored sessions screen, click New. If you are not on the correct screen, click on the Stored sessions link in the left panel.
2. On the Session screen, type <ftp.austinenergy.com> in Host name box. Confirm Port Number is 22(secure port). Type in username **chilledwater** in the User name box. Now click Save.
3. Type in a session name that you can identify later (can be anything). Click OK.
4. Highlight your desired connection and click Load.
5. The City of Austin Logon Notice screen appears, click Close.
6. Type password **SftP@oSenrgyRD!** in the Enter password box. Click OK.
7. You should now be connected to your secure FTP folder. The left window is your local computer C: drive, the right lower window is the remote SFTP folder. You can move files/folders to and from the SFTP folder by dragging and dropping.

The Plans and Specifications are within the **Domain Master Plan** folder listed as **AustinEnergy_2500TonChiller_ForConstruction** and **AE Domain RFP Specs_13-1001.zip** respectively. Note that you cannot view documents while in the Microsoft WINSCP program.

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8. If you encounter any problems with the setup of this application, please email the Buyer listed in the Offer Sheet: Oralia Jones at Oralia.jones@Austinenergy.com.

B. Objective

Austin Energy is replacing an outdated chiller that uses an HCFC-22 (also known as R-22) refrigerant which is classified as a greenhouse gas that contributes to ozone depletion. The new chiller will be a variable speed, 2,500 Ton centrifugal machine that operates more efficiently and uses an ozone-friendly refrigerant.

C. Implementation

The following implementation items are to be performed by the Contractor all in accordance with the attached Specifications

1. Purchase and install a new 2,500 ton industrial grade, centrifugal chiller complete with mechanical piping, variable speed drive, power, controls, start up and commissioning.
2. Provide and install a new refrigerant leak detection system in accordance with the contract documents to accommodate the new chiller installation.
3. Modify, if necessary, the existing mechanical exhaust system to provide ventilation per 2009 Uniform Mechanical Code requirements and as depicted in the contract documents.
4. Provide a new 12.5 KV power feed to a new 4160V Variable Speed Drive for the new chiller complete with a manual Emergency Power Off switch.
5. Provide all electrical power connections to accommodate new chiller installation complete with Power coordination and arc flash study.
6. Provide all PLC control connections and hardware to accommodate new chiller installation in accordance with the contract documents.
7. Provide structural trolley beam and other structural repair work as depicted in the contract documents.
8. Provide selective demolition of mechanical, electrical and controls components that remain in place from the removal of the old 2,500 ton chiller.
9. Proposer to secure any and all permits required by the City of Austin. All permit fees are to be included in the Proposal. Contractor to comply with City of Austin inspection requirements. A final approval document from the City of Austin will be required before acceptance of the construction.
10. Proposer to submit a schedule with the Proposal detailing the process and flow of all work stated in this Scope Of Work and any other phases of work identified by the Proposer from demolition to installation.
11. Proposer shall complete and submit the Concordance Matrix for Section 23 64 16 Centrifugal Water Cooled Liquid Chillers – Attachment A, included as a part of this RFP.
12. Proposer to provide an organizational chart of the team structure with names, responsibilities and certifications of each team member.
13. Proposer shall complete and submit the Domain 2500 Ton Chiller Installation Labor and Equipment/Materials Cost Breakdown – Attachment B, included as a part of this RFP.

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D. **Acceptance of Work**

Successful supply/deliver, install, start-up and commissioning of an industrial chiller that meets all the specifications for acceptance of the 2500 ton chiller complete with mechanical piping, variable speed drive, power, controls, O&M Manuals including supplying the required warranties, lien releases as may be required, and training in the operation and maintenance of all equipment supplied, will constitute acceptance by the City.

4. **PROGRESS REPORTS**

The Contractor shall submit weekly, or as otherwise agreed upon by the City and Contractor, progress reports to the Project Manager and Contract Administrator appointed by the City. The reports shall describe significant achievements and problems which have potential effect on schedule or costs. They should be sufficiently detailed to assure that directions being pursued are in compliance with established and/or projected systems.