

**SOLE SOURCE JUSTIFICATION
DETERMINATION AND FINDINGS**

Description: Cooling Tower Repair at Gatehouse
Administrative Center

Date: September 18, 2019

Department: Office of Facilities Management
Infrastructure & Environmental
Engineering Section (IEE)

Vendor Number: 1000017601

Dollar Value: \$23,200.00

Work Order # : not yet assigned

STATEMENT OF REQUIREMENT:

The cooling tower manufactured by Baltimore AirCoil Company (BAC) at Gatehouse Administrative Center was installed in 2002. After 17 years of service, the existing sump basin at the bottom of the cooling tower has rusted out. The basin needs to be repaired and re-sealed.

FINDINGS:

CT/HX, LLC a service division of The Morin Company is the factory authorized Service Company in this territory for the BAC cooling tower and they are equipped to perform the work (see attached letter).

DETERMINATION:

It is recommended that a contract be issued to CT/HX, LLC for the replacement of the Gatehouse Administrative Center cooling tower cold water sump leak repairs in the amount of \$23,200. The proposal cost is in line with past projects with the same equipment and scope of work.

APPROVED:

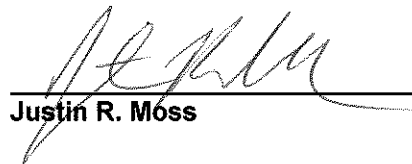
Program Manager:



David M. Bennett

Date: 9/18/19

Director:



Justin R. Moss

Date: 9/19/19

Assistant Superintendent:



Jeffrey K. Platenberg

Date: 9.25.19



COOLING TOWERS AND HEAT EXCHANGERS

9305 Gerwig Lane, Suite V-Y, Columbia, MD 21046

Washington: (301) 953-0252 Baltimore: (410) 792-2178 Facsimile: (410) 290-5165

9/16/19

1

Fairfax County Public Schools
8115 Gatehouse Road
Falls Church VA

Attention: Bobby McAllister

Reference: BAC Cooling Towers
(2) Model #33458R
S/N U014206401

Gentlemen,

As requested, we inspected the referenced cooling towers to determine a scope of work required to restore the protective coating in the sump basin. Due to the inability to shut down the towers during normal work hours, it is understood that this work must be performed over multiple weekends. Please note that the area under the fill media is in accessible and not included in the work. Based on our inspection, please note the following scope of work required to remedy the problems.

INTERIOR RESTORATION

- To all accessible interior sheet metal surfaces below the overflow level, between the drift eliminators and between the curb panel and the air inlet louvers, we will perform the following procedures:
 - Scrape clean as necessary with the use of a mechanically powered wire brush or abrasive disc grinder to prepare the sheet metal for our new protective coatings.
 - Furnish and install galvanized sheet metal patch plates on those areas too thin to accept our protective coatings
 - Vacuum to remove all particulate matter loosened by the grinding process.
 - Wipe down with a special solvent to prepare the metal for a coat of galvanized compound.
 - Apply a bead of polyurethane caulking to the sheet metal seams.
 - Apply a coat of zinc rich cold galvanizing compound which doubles as a protective barrier and a primer to our urethane membrane.
 - To the surfaces below the overflow level, apply a continuous, seamless, positively bonded, elastomeric, waterproof membrane. (This coating will protect the existing metal surfaces against further corrosion, adds thickness to the steel and reseals interior sheet metal seams.)
- Furnish and install new galvanized steel flange plate connector on all sump heater components.

Price: \$23,200.00 for both towers

Accepted Initial _____



COOLING TOWERS AND HEAT EXCHANGERS

9305 Gerwig Lane, Suite V-Y, Columbia, MD 21046

Washington: (301) 953-0252 Baltimore: (410) 792-2178 Facsimile: (410) 290-5165

9/16/19

2

SPECIAL NOTES:

1. *Before each service function is performed, the customer is required to de-energize condenser water pumps and cooling tower fan motors, adjust all valving in condenser water lines, turn off city water make up supply and deactivate all electronic and pneumatic control systems that are necessary for the normal operation of the tower.*
2. *Above prices include labor at Overtime/Weekend rates. Work will require four consecutive weekends to complete.*
3. *Above prices do not include Certified Payroll, Davis Bacon Wage Rates, permits or bonding.*
4. *Neither draining, isolation, filling of the cooling tower nor the condition of the isolation valves is the responsibility of CTHX, LLC.*
5. *All mechanics will come equipped with personal protective equipment, (PPE).*
6. *Price does not include time needed for Site Specific Safety Orientation/Certification and or D&A testing if needed.*

Thank you for your interests in our services. Please call if you have any further questions.

Best Regards

Bob Leyden

Direct; (410) 910-7462

Cell: (301) 467-8293

bleyden@cthx.com

Terms and Conditions

The proposal price includes the estimated labor, parts, materials, travel, and expenses specifically noted and required to perform these services; it does not include any additional repairs or services, which may become apparent during the original work. Any additional repairs or required/requested work would be extra and would require a NEW job number. The proposal pricing presupposes that work will be performed

CT/HX, LLC shall not be liable for delays beyond our control nor for special, indirect or consequential damages of any kind under our contract. Workmen's Compensation Insurance as well as General and Automobile Liability Insurance cover CT/HX, LLC personnel and vehicles.

Unless otherwise stated, prices are firm for thirty (30) days from the date of this proposal and are based on work being performed during normal working hours of 8:00AM to 4:00PM, Monday through Friday exclusive of holidays. Labor performed outside regular hours will be charged extra at applicable overtime or holiday rates.

The contract balance is payable net 30 days following completion of the work. The account is subject to a finance charge for late payment computed at a monthly rate of 1 ½% of the total past due balance. All labor and material furnished by CT/HX, LLC is warranted to be free from defects in material and workmanship for a period of one year. Our protective coatings carry a **three-year warranty** to be free from defects in material and workmanship. Warranty period begins at date of installation.



COOLING TOWERS AND HEAT EXCHANGERS

9305 Gerwig Lane, Suite V-Y, Columbia, MD 21046

Washington: (301) 953-0252 Baltimore: (410) 792-2178 Facsimile: (410) 290-5165

9/16/19

3

Acceptance of Proposal By:

Printed: _____ Signature: _____ Title: _____

Date: _____ Purchase Order # _____ Amount: _____

Credit Card Information: American Express Discover Master Card Visa

Credit Card Number: _____ Expiration Date: _____



March 7, 2019

Ms. Lucy Dong
Mechanical Engineer, P.E.
Fairfax County Public Schools
Infrastructure and Environmental Engineering
5025 Sideburn Road
Fairfax, VA 22032

Re: Gatehouse Administrative Center BAC Cooling Towers
(2) Model 33458R, S/N U014206401/02

Dear Ms. Dong,

Please regard this letter as confirmation that The Morin Company LLC is the exclusive Baltimore Aircoil Company (BAC) HVAC and light industrial manufacturer's representative for the Maryland sales territory. CTHX LLC is the service division of The Morin Company and as such qualified to perform inspection and service repair for BAC's complete line of cooling tower products.

The Morin Company and CTHX have inspected the existing BAC cooling tower and have proposed repairs in accordance with BAC recommendations.

Baltimore Aircoil Company appreciates your business and continued support. Please advise us if you require additional assistance with this matter.

Sincerely,

BALTIMORE AIRCOIL COMPANY

Tony Leoncini
Regional Sales Manager

Cc: Mr. Bob Leyden, CTHX LLC
File