
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: RFP-600466-08/BJC - HVAC Maintenance and Repairs Agreement

DEPARTMENT: Administrative Services

DIVISION: Purchasing and Contracts

AUTHORIZED BY: Frank Raymond

CONTACT: Betsy Cohen

EXT: 7112

MOTION/RECOMMENDATION:

Award RFP-600466-08/BJC - HVAC Maintenance and Repairs Agreement to JPI Mechanical Services, Inc., Casselberry (Annual Not-to-Exceed Amount \$889,000.00).

County-wide

Ray Hooper

BACKGROUND:

RFP-600466-08/BJC - HVAC Maintenance and Repairs will provide for a qualified Contractor to furnish all labor, materials, supervision, tools, equipment, refrigerant, oil, filters, components and other parts required to operate, maintain and repair the County's Heating, Ventilation, Air Conditioning and Refrigeration systems (HVACR). The Contractor is also responsible for Water Treatment Service on boilers, cooling towers and chilled water systems. Maintenance and repair shall be performed in strict accordance with recommended manufacturer procedures and specifications, and or the schedules and specifications enumerated in the Scope of Services. The Contractor shall make all warranty claims related to equipment components still in warranty.

This project was publicly advertised and the County received four (4) submittals in response to the solicitation. Cortez Heating & Air Conditioning, Inc. withdrew their proposal and their notification to the County is included as part of the backup documents.

The Evaluation Committee which consisted of Edward Bayton, Fleet/Facilities Division; Rafael Fernandez, Fleet/Facilities Division; Joseph Forte, Deputy County Manager; Frank Raymond, Director of Administrative Services Department; and John Taylor, ITS Department, evaluated the submittals. Consideration was given to the Proposer's experience and qualifications, ability to perform and management plan, approach to work and fee schedule.

The Evaluation Committee recommends award to the most responsive, responsible Proposer, JPI Mechanical Services, Inc. in the annual amount of not-to-exceed \$889,000.00. The agreement shall take effect on the date of its execution by the County and shall remain in effect for a period of three (3) years. At the option of the parties, the agreement may be renewed for three (3) additional one (1) year terms.

STAFF RECOMMENDATION:

Staff recommends that the Board award RFP-600466-08/BJC - HVAC Maintenance and Repairs Agreement to JPI Mechanical Services, Inc., Casselberry (Not-to-Exceed \$889,000.00).

ATTACHMENTS:

1. Correspondence from Cortez Heating & Air Conditioning
2. Tabulation
3. Agreement
4. Summary of Evaluations
5. Evaluations from Edward Bayton
6. Evaluations from Frank Raymond
7. Evaluations from Joe Forte
8. Evaluations from John Taylor
9. Evaluations from Rafael Fernandez

Additionally Reviewed By:

County Attorney Review (Ann Colby)

**B.C.C. - SEMINOLE COUNTY, FL
RFP TABULATION SHEET**

ALL RFP'S ACCEPTED BY SEMINOLE COUNTY ARE SUBJECT TO THE COUNTY'S TERMS AND CONDITIONS AND ANY AND ALL ADDITIONAL TERMS AND CONDITIONS SUBMITTED BY THE PROPOSERS ARE REJECTED AND SHALL HAVE NO FORCE AND EFFECT. RFP DOCUMENTS FROM THE CONSULTANTS LISTED HEREIN ARE THE ONLY RFP'S RECEIVED TIMELY AS OF THE ABOVE OPENING DATE AND TIME. ALL OTHER RFP DOCUMENTS SUBMITTED IN RESPONSE TO THIS SOLICITATION, IF ANY, ARE HEREBY REJECTED AS LATE.

Page 1 of 1

RFP NUMBER: RFP-600466-08/BJC
 RFP TITLE: HVAC Maintenance and Repairs
 DUE DATE: July 23, 2008 at 2:00 P.M.

<p>NOTE: Cortez Heating and Air Conditioning, Inc. withdrew their proposal on July 30, 2008.</p>	<p>Cortez Heating & Air Conditioning, Inc. PO Box 78 Oneco, Florida 34264</p> <p>(866) 755-5211 – Phone (941) 758-4210 – Fax Mark M. Anderson</p>	<p>Johnson Controls, Inc. 41 Skyline Drive, #1025 Lake Mary, FL 32746</p> <p>(407) 548-3649 – Phone (407) 548-3644 – Fax Robert Hester</p>	<p>JPI Mechanical Services, Inc. 306 Ryder Lane, #1218 Casselberry, FL 32707</p> <p>(407) 699-1616 – Phone (407) 699-6616 – Fax Ramon L. Morales</p>	<p>Trane 2301 Lucien Way, Suite 430 Maitland, FL 32751</p> <p>(407) 660-1111 – Phone (407) 670-6000 – Fax Allen D. Irvine</p>
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EVALUATION FACTORS. The following criteria will be used in the evaluation of the proposals:

- **Proposer's Experience and Qualifications (25%)**
 - Measured in terms of proposer's performance in HVAC maintenance and repair for public or governmental clients.
- **Ability to Perform and Management Plan (25%)**
 - Measured in terms of proposer's approach to meeting the requirements of the scope of services and satisfying the County's goals outlined in the RFP documents.
- **Approach (15%)**
 - Measured in terms of the approach to start-up, personnel and overall operation.
- **Cost (35%)**
 - Measured by the combined fixed annual amount for preventive maintenance plus the annual proposed not-to-exceed value for repairs.

Status:

Tabulated by Betsy J. Cohen, Procurement Supervisor (Posted 7/23/2008 at 3:30 PM)
 Evaluation Committee meeting: August 7, 2008 at 1:30 P.M. Facilities Management Division Conference Room & Electronic Evaluations
 Evaluation Committee meeting: August 12, 2008 at 8:30 A.M. Purchasing Conference Room
 Recommendation of award: TBD
 BCC for selection and award: TBD

Revised 8/08/2008 3:35 P.M.

**B.C.C. - SEMINOLE COUNTY, FL
RFP TABULATION SHEET**

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 - Measured in terms of proposer's approach to meeting the requirements of the scope of services and satisfying the County's goals outlined in the RFP documents.
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 Recommendation of award: TBD
 BCC for selection and award: TBD

Revised 7/31/2008 9:50 A.M.

RFP-600466-08/BJC - HVAC	Cortez Heat & Air	Johnson Controls, Inc.	JPI Mechanical	Trane
Preventive Maintenance Base Total - Fixed Annual Amount	\$ 324,500.00	\$ 780,681.00	\$ 445,000.00	\$ 985,000.00
DX Split / Package System	\$ 61,875.00	\$ 151,639.00	\$ 153,000.00	\$ 195,108.00
Chilled Water Systems	\$ 86,625.00	\$ 103,753.00	\$ 169,000.00	\$ 159,298.00
Ice Machines	\$ 15,400.00	\$ 1,863.00	\$ 12,000.00	\$ 7,226.00
Biolors	\$ 27,500.00	\$ 4,256.00	\$ 61,000.00	\$ 6,244.00
Heaters	\$ 18,500.00	\$ 2,394.00	\$ 34,000.00	\$ 15,863.00
Exhaust Fans	\$ 37,600.00	\$ 2,128.00	\$ 15,000.00	\$ 16,258.00
HVAC Repair Base Bid	\$ 247,500.00	\$ 266,033.00	\$ 444,000.00	\$ 399,997.00
Minimum Service Charge	\$ 75.00	\$ 74.00	\$ 158.00	\$ 184.00
Hourly Rate for Services - Standard Hours	\$ 95.00	\$ 74.00	\$ 79.00	\$ 108.00
Hourly Rate for Services - Non Standard Hours	\$ 118.00	\$ 98.00	\$ 118.50	\$ 162.00
Award Based on Preventive Maintenance and HV	\$ 572,000.00	\$ 1,046,714.00	\$ 889,000.00	\$ 1,384,997.00
Based on 35%	35%	19%	22.50%	14%

**HVAC MAINTENANCE AND REPAIR SERVICES AGREEMENT
(RFP-600466-08/BJC)**

THIS AGREEMENT is made and entered into this _____ day of _____, 20____, by and between **JPI MECHANICAL SERVICES, INC.**, duly authorized to conduct business in the State of Florida, whose address is 306 Ryder Lane, #1218, Casselberry, Florida 32707, hereinafter called "CONTRACTOR" and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter called "COUNTY".

W I T N E S S E T H:

WHEREAS, COUNTY desires to retain the services of a competent and qualified CONTRACTOR to provide HVAC maintenance and repair services in Seminole County; and

WHEREAS, COUNTY has requested and received expressions of interest for the retention of services of a CONTRACTOR; and

WHEREAS, CONTRACTOR is competent and qualified to furnish services to COUNTY and desires to provide its services according to the terms and conditions stated herein,

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, COUNTY and CONTRACTOR agree as follows:

SECTION 1. SERVICES. COUNTY does hereby retain CONTRACTOR to furnish services and perform those tasks as further described in the Scope of Services and Performance Work Statement attached hereto and incorporated herein as Exhibit A. CONTRACTOR shall also be bound by all requirements contained in the solicitation package and all addenda thereto.

SECTION 2. AUTHORIZATION FOR SERVICES. Authorization for performance of professional services by CONTRACTOR under this Agreement

shall be in the form of written Notice to Proceed issued and executed by COUNTY.

SECTION 3. COMPENSATION AND PAYMENT. Preventative maintenance cost compensation shall be a fixed fee; repair cost shall be a fixed not-to-exceed amount. Both shall be combined and invoiced by the CONTRACTOR and paid by the COUNTY in twelve (12) equal amounts. At the end of the contract year, the COUNTY and the CONTRACTOR will reconcile all expenditures related to repair cost only. If the not-to-exceed repair total amount has not been spent, CONTRACTOR shall pay back the unspent funds to the COUNTY at the end of the contract year.

Preventative Maintenance/year	\$445,000.00
Repair (not-to-exceed)/year	\$444,000.00
Total Annual Amount	\$889,000.00
Monthly Payment	\$ 74,083.33

SECTION 4. BILLING AND PAYMENT.

(a) CONTRACTOR shall render  to COUNTY at the close of each calendar month a properly dated and itemized invoice including, but not limited to, the following information:

- (1) The name and address of CONTRACTOR;
- (2) Contract Number;
- (3) A complete and accurate record of services performed by CONTRACTOR for all services performed by CONTRACTOR during that month and for which COUNTY is being billed;
- (4) A description of the services rendered in (3) above with sufficient detail to identify the exact nature of the work performed; and
- (5) Such other information as may be required by this Agreement or requested by COUNTY from time to time.

The original invoice and one (1) copy shall be sent to:

Director of County Finance
Seminole County Board of County Commissioners
Post Office Box 8080
Sanford, Florida 32772

Two (2) copies of the invoice shall be sent to:

Administrative Services/Facilities
200 West County Home Road
Sanford, Florida 32773

(b) Payment shall be made after review and approval by COUNTY within thirty (30) days of receipt of a proper invoice from CONTRACTOR.

SECTION 5. AUDIT OF RECORDS.

(a) COUNTY may perform, or have performed, an audit of the records of CONTRACTOR after final payment to support final payment hereunder. This audit would be performed at a time mutually agreeable to CONTRACTOR and COUNTY subsequent to the close of the final fiscal period in which the last work is performed.  Total compensation to CONTRACTOR may be determined subsequent to an audit as provided for in subsection (b) and of this Section and the total compensation so determined shall be used to calculate final payment to CONTRACTOR. Conduct of this audit shall not delay final payment as required by Section 4(b).

(b) CONTRACTOR agrees to maintain all books, documents, papers, accounting records, and other evidences pertaining to work performed under this Agreement in such a manner as will readily conform to the terms of this Agreement and to make such materials available at CONTRACTOR's office at all reasonable times during this Agreement period and for five (5) years from the date of final payment under this Agreement for audit or inspection as provided for in subsection (a) of this Section.

(c) In the event any audit or inspection conducted after final payment, but within the period provided in subsection (b) of this

Section, reveals any overpayment by COUNTY under the terms of this Agreement, CONTRACTOR shall refund such overpayment to COUNTY within thirty (30) days of notice by COUNTY.

SECTION 6. RESPONSIBILITY OF CONTRACTOR.

(a) CONTRACTOR shall be responsible for the professional quality of services furnished by CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in its services.

(b) Neither COUNTY's review, approval, acceptance of, nor payment for any of the services required shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement; and CONTRACTOR shall be and remain liable to COUNTY in accordance with applicable law for all damages to COUNTY caused by CONTRACTOR's performance of any of the services furnished under this Agreement.

SECTION 7. TERM. This Agreement shall take effect on the date of its execution by COUNTY and shall remain in effect for a period of three (3) years. At the option of the parties, this Agreement may be renewed for three (3) additional one (1) year terms.

SECTION 8. TERMINATION.

(a) COUNTY may, by written notice to CONTRACTOR, terminate this Agreement, in whole or in part, at any time, either for COUNTY's convenience or because of the failure of CONTRACTOR to fulfill CONTRACTOR's Agreement obligations. Upon receipt of such notice, CONTRACTOR shall:

- (1) Immediately discontinue all services affected unless the notice directs otherwise; and
- (2) Deliver to COUNTY all plans, studies, reports, estimates, summaries, and such other information and materials as may

have been accumulated by CONTRACTOR in performing this Agreement, whether completed or in process.

(b) If the termination is for the convenience of COUNTY, CONTRACTOR shall be paid compensation for services performed to the date of termination. CONTRACTOR shall be paid no more than a percentage of the Fixed Fee amount equivalent to the percentage of the completion of work contemplated by this Agreement.

(c) If the termination is due to the failure of CONTRACTOR to fulfill its Agreement obligations, COUNTY may take over the work and prosecute the same to completion by Agreement or otherwise. In such case, CONTRACTOR shall be liable to COUNTY for reasonable additional costs occasioned to COUNTY thereby. CONTRACTOR shall not be liable for such additional costs if the failure to perform this Agreement arises out of causes beyond the control and without the fault or negligence of CONTRACTOR. Such causes may include, but are not limited to, acts of God or of the public enemy, acts of COUNTY in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but, in every case, the failure to perform must be beyond the control and without the fault or negligence of CONTRACTOR.

(d) If, after notice of termination for failure to fulfill Agreement obligations, it is determined that CONTRACTOR had not so failed, the termination shall be deemed to have been effected for the convenience of COUNTY. In such event, adjustment in the Agreement price shall be made as provided in subsection (b) of this Section.

(e) The rights and remedies of COUNTY provided in this clause are in addition to any other rights and remedies provided by law or under this Agreement.

SECTION 9. EQUAL OPPORTUNITY EMPLOYMENT. CONTRACTOR agrees that it will not discriminate against any employee or applicant for employment for work under this Agreement because of race, color, religion, sex, age, national origin, or disability and will take steps to ensure that applicants are employed and employees are treated during employment without regard to race, color, religion, sex, age, national origin, or disability. This provision shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

SECTION 10. NO CONTINGENT FEES. CONTRACTOR warrants that it has not employed or retained any company or persons other than a bona fide employee working solely for CONTRACTOR to solicit or secure this Agreement and that CONTRACTOR has not paid or agreed to pay any persons, company, corporation, individual,  or firm, other than a bona fide employee working solely for CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, COUNTY shall have the right to terminate this Agreement at its discretion without liability and to deduct from the Agreement price or otherwise recover the full amount of such fee, commission, percentage, gift, or consideration.

SECTION 11. ASSIGNMENT. This Agreement, or any interest herein, shall not be assigned, transferred, or otherwise encumbered under any circumstances by the parties hereto without prior written consent of the opposite party and only by a document of equal dignity herewith.

SECTION 12. SUBCONTRACTORS. In the event CONTRACTOR, during the course of the work under this Agreement, requires the services of any

subcontractors or other professional associates in connection with service covered by this Agreement, CONTRACTOR must secure the prior written approval of COUNTY. If subcontractors or other professional associates are required in connection with the services covered by this Agreement, CONTRACTOR shall remain fully responsible for the services of subcontractors or other professional associates.

SECTION 13. BONDS. Upon signing and returning this Agreement to the COUNTY, the CONTRACTOR shall furnish the COUNTY with a performance bond in the full amount of the annual contract price. The performance bond shall be issued by a reliable surety company acceptable to the COUNTY. A performance bond shall be issued for each year of this Agreement in an amount equal to one hundred percent (100%) of the annual amount of this Agreement.

SECTION 14. INDEMNIFICATION OF COUNTY. CONTRACTOR agrees to hold harmless, replace, and indemnify COUNTY, its commissioners, officers, employees, and agents against any  and all claim, losses, damages, or lawsuits for damages, arising from, allegedly arising from, or related to the provision of services hereunder by CONTRACTOR whether caused by CONTRACTOR or otherwise. This hold harmless, release, and indemnification shall include any claim based on negligence, action, or inaction of the parties.

SECTION 15. INSURANCE.

(a) General. CONTRACTOR shall, at CONTRACTOR's own cost, procure the insurance required under this Section.

(1) CONTRACTOR shall furnish COUNTY with a Certificate of Insurance signed by an authorized representative of the insurer evidencing the insurance required by this Section (Workers' Compensation/Employer's Liability, Commercial General Liability, and Business Auto). COUNTY, its officials, officers, and employees shall be

named additional insured under the Commercial General Liability policy. The Certificate of Insurance shall provide that COUNTY shall be given not less than thirty (30) days written notice prior to the cancellation or restriction of coverage. Until such time as the insurance is no longer required to be maintained by CONTRACTOR, CONTRACTOR shall provide COUNTY with a renewal or replacement Certificate of Insurance not less than thirty (30) days before expiration or replacement of the insurance for which a previous certificate has been provided.

(2) The Certificate shall contain a statement that it is being provided in accordance with this Agreement and that the insurance is in full compliance with the requirements of this Agreement. In lieu of the statement on the Certificate, CONTRACTOR shall, at the option of COUNTY, submit a sworn, notarized statement from an authorized representative of the insurer that the Certificate is being provided in accordance with this Agreement and that the insurance is in full compliance with the requirements of this Agreement.  **The Certificate shall have this Agreement number clearly marked on its face.**

(3) In addition to providing the Certificate of Insurance, if required by COUNTY, CONTRACTOR shall, within thirty (30) days after receipt of the request, provide COUNTY with a certified copy of each of the policies of insurance providing the coverage required by this Section.

(4) Neither approval by COUNTY nor failure to disapprove the insurance furnished by CONTRACTOR shall relieve CONTRACTOR of CONTRACTOR's full responsibility for performance of any obligation including CONTRACTOR's indemnification of COUNTY under this Agreement.

(b) Insurance Company Requirements. Insurance companies providing the insurance under this Agreement must meet the following requirements:

(1) Companies issuing policies other than Workers' Compensation must be authorized to conduct business in the State of Florida and prove same by maintaining Certificates of Authority issued to the companies by the Department of Insurance of the State of Florida. Policies for Workers' Compensation may be issued by companies authorized as a group self-insurer by Section 440.57, Florida Statutes.

(2) In addition, such companies other than those authorized by Section 440.57, Florida Statutes shall have and maintain a Best's Rating of "A" or better and a Financial Size Category of "VII" or better according to A.M. Best Company.

(3) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company shall: (i) lose its Certificate of Authority, (ii) no longer comply with Section 440.57, Florida Statutes, or (iii) fail to maintain the requisite Best's Rating and Financial Size Category, CONTRACTOR shall, as soon as CONTRACTOR has knowledge of any such circumstance, immediately notify COUNTY and immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until such time as CONTRACTOR has replaced the unacceptable insurer with an insurer acceptable to COUNTY, CONTRACTOR shall be deemed to be in default of this Agreement.

(c) Specifications. Without limiting any of the other obligations or liability of CONTRACTOR, CONTRACTOR shall, at CONTRACTOR's sole expense, procure, maintain, and keep in force amounts and types of insurance conforming to the minimum requirements set forth in this Section. Except as otherwise specified in this Agreement, the insurance shall become effective prior to the commencement of work by CONTRACTOR

and shall be maintained in force until this Agreement's completion date. The amounts and types of insurance shall conform to the following minimum requirements.

(1) Workers' Compensation/Employer's Liability.

(A) CONTRACTOR's insurance shall cover CONTRACTOR for liability which would be covered by the latest edition of the standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance without restrictive endorsements. CONTRACTOR will also be responsible for procuring proper proof of coverage from its subcontractors of every tier for liability which is a result of a Workers' Compensation injury to the sub-CONTRACTOR's employees. The minimum required limits to be provided by both CONTRACTOR and its subcontractors are outlined in subsection (c) below. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the United States Longshoremen and Harbor Workers'  Compensation Act, Federal Employers' Liability Act, and any other applicable Federal or State laws.

(B) Subject to the restrictions of coverage found in the standard Workers' Compensation Policy, there shall be no maximum limit on the amount of coverage for liability imposed by the Florida Workers' Compensation Act, the United States Longshoremen and Harbor Workers' Compensation Act, or any other coverage customarily insured under Part One of the standard Workers' Compensation Policy.

(C) The minimum amount of coverage under Part Two of the standard Workers' Compensation Policy shall be:

\$1,000,000.00	(Each Accident)
\$1,000,000.00	(Disease-Policy Limit)
\$1,000,000.00	(Disease-Each Employee)

(2) Commercial General Liability.

(A) CONTRACTOR's insurance shall cover CONTRACTOR for those sources of liability which would be covered by the latest edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office without the attachment of restrictive endorsements other than the elimination of Coverage C, Medical Payment and the elimination of coverage for Fire Damage Legal Liability.

(B) The minimum limits to be maintained by CONTRACTOR (inclusive of any amounts provided by an Umbrella or Excess policy) shall be as follows:

LIMITS

General Aggregate	Three (3) Times the Each Occurrence Limit
Personal & Advertising Injury Limit	\$500,000.00
Each Occurrence Limit	\$500,000.00

(3) Business Auto Policy.



(A) CONTRACTOR'S insurance shall cover CONTRACTOR for those sources of liability which would be covered by Part IV of the latest edition of the standard Business Auto Policy (ISO Form CA 00 01), as filed for use in the State of Florida by the Insurance Services Office, without the attachment of restrictive endorsements. Coverage shall include owned, non-owned, and hired autos.

(B) The minimum limits to be maintained by CONTRACTOR (inclusive of any amounts provided by an Umbrella or Excess policy) shall be per-accident, combined single limit for bodily injury liability and property damage liability. If the coverage is subject to an aggregate, CONTRACTOR shall maintain separate aggregate limits of coverage applicable to claims arising out of or in connection with the work under this Agreement. The separate aggregate limits to be maintained by CONTRACTOR shall be a minimum of three (3) times the per-

accident limit required and shall apply separately to each policy year or part thereof.

(C) The minimum amount of coverage under the Business Auto Policy shall be:

LIMITS

Each Occurrence Bodily Injury and Property Damage Liability Combined	\$1,000,000.00
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(d) Coverage. The insurance provided by CONTRACTOR pursuant to this Agreement shall apply on a primary basis and any other insurance or self-insurance maintained by COUNTY or COUNTY's officials, officers, or employees shall be excess of and not contributing with the insurance provided by or on behalf of CONTRACTOR.

(e) Occurrence Basis. The Workers' Compensation Policy and the Commercial General Liability required by this Agreement shall be provided on an occurrence rather than a claims-made basis. The Professional Liability insurance  policy must either be on an occurrence basis, or, if a claims-made basis, the coverage must respond to all claims reported within three (3) years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

(f) Obligations. Compliance with the foregoing insurance requirements shall not relieve CONTRACTOR, its employees, or agents of liability from any obligation under this Section or any other portions of this Agreement.

SECTION 16. DISPUTE RESOLUTION.

(a) In the event of a dispute related to any performance or payment obligation arising under this Agreement, the parties agree to exhaust COUNTY dispute resolution procedures prior to filing suit or otherwise pursuing legal remedies. COUNTY dispute resolution procedures

for proper invoice and payment disputes are set forth in Section 22.15, "Prompt Payment Procedures," Seminole County Administrative Code. Contract claims include all controversies, except disputes addressed by the "Prompt Payment Procedures," arising under this Agreement within the dispute resolution procedures set forth in Section 8.1539, "Contract Claims," Seminole County Administrative Code.

(b) CONSULTANT agrees that it will file no suit or otherwise pursue legal remedies based on facts or evidentiary materials that were not presented for consideration in COUNTY dispute resolution procedures set forth in subsection (a) above of which CONSULTANT had knowledge and failed to present during COUNTY dispute resolution procedures.

(c) In the event that COUNTY dispute resolution procedures are exhausted and a suit is filed or legal remedies are otherwise pursued, the parties shall exercise best efforts to resolve disputes through voluntary mediation. Mediator selection and the procedures to be employed in voluntary mediation shall be mutually acceptable to the parties. Costs of voluntary mediation shall be shared equally among the parties participating in the mediation.

SECTION 17. REPRESENTATIVE OF COUNTY AND CONTRACTOR.

(a) It is recognized that questions in the day-to-day conduct of performance pursuant to this Agreement will arise. COUNTY, upon request by CONTRACTOR, shall designate in writing and shall advise CONTRACTOR in writing of one or more COUNTY employees to whom all communications pertaining to the day-to-day conduct of this Agreement shall be addressed. The designated representative shall have the authority to transmit instructions, receive information, and interpret and define COUNTY's policy and decisions pertinent to the work covered by this Agreement.

(b) CONTRACTOR shall, at all times during the normal work week, designate or appoint one or more representatives of CONTRACTOR who are authorized to act on behalf of CONTRACTOR regarding all matters involving the conduct of the performance pursuant to this Agreement and shall keep COUNTY continually advised of such designation.

SECTION 18. ALL PRIOR AGREEMENTS SUPERSEDED. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are not commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained or referred to in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

SECTION 19. MODIFICATIONS, AMENDMENTS OR ALTERATIONS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

SECTION 20. INDEPENDENT CONTRACTOR. It is agreed that nothing herein contained is intended or should be construed as in any manner creating or establishing a relationship of co-partners between the parties or as constituting CONTRACTOR, including its officers, employees, and agents, as an agent, representative, or employee of COUNTY for any purpose or in any manner whatsoever. CONTRACTOR is to be and shall remain an independent CONTRACTOR with respect to all services performed under this Agreement.

SECTION 21. EMPLOYEE STATUS. Persons employed by CONTRACTOR in the performance of services and functions pursuant to this Agreement shall have no claim to pension, workers' compensation, unemployment com-

pensation, civil service, or other employee rights or privileges granted to COUNTY's officers and employees either by operation of law or by COUNTY.

SECTION 22. SERVICES NOT PROVIDED FOR. No claim for services furnished by CONTRACTOR not specifically provided for herein shall be honored by COUNTY.

SECTION 23. PUBLIC RECORDS LAW. CONTRACTOR acknowledges COUNTY's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes to release public records to members of the public upon request. CONTRACTOR acknowledges that COUNTY is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes in the handling of the materials created under this Agreement and that said statute controls over the terms of this Agreement.

SECTION 24. NOTICES. Whenever either party desires to give notice unto the other, it must be given by written notice sent by certified United States mail, return receipt requested addressed to the party for whom it is intended at the place last specified and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice, to wit:

For COUNTY:

Administrative Services/Facilities
200 West County Home Road
Sanford, Florida 32773

For CONTRACTOR:

JPI Mechanical Services, Inc.
306 Ryder Lane, #1218
Casselberry, Florida 32707

SECTION 25. RIGHTS AT LAW RETAINED. The rights and remedies of COUNTY provided for under this Agreement are in addition to any other rights and remedies provided by law.

SECTION 26. COMPLIANCE WITH LAWS AND REGULATIONS. In providing all services pursuant to this Agreement, CONTRACTOR shall abide by all statutes, ordinances, rules, and regulations pertaining to or regulating the provisions of such services including those now in effect and hereafter adopted. Any violation of said statutes, ordinances, rules, or regulations shall constitute a material breach of this Agreement and shall entitle COUNTY to terminate this Agreement immediately upon delivery of written notice of termination to CONTRACTOR.

SECTION 27. CONFLICT OF INTEREST.

(a) CONTRACTOR agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with COUNTY or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes relating to ethics in government.

(b) CONTRACTOR hereby certifies that no officer, agent, or employee of COUNTY has any material interest (as defined in Section 112.312(15), Florida Statutes as over 5 percent) either directly or indirectly, in the business of CONTRACTOR to be conducted here and that no such person shall have any such interest at any time during the term of this Agreement.

(c) Pursuant to Section 216.347, Florida Statutes, CONTRACTOR hereby agrees that monies received from COUNTY pursuant to this Agreement will not be used for the purpose of lobbying the Legislature or any other State or Federal agency.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement for the purposes stated herein.

ATTEST:

JPI MECHANICAL SERVICES, INC.

_____, Secretary

By: _____
RAMON L. MORALES, President

(CORPORATE SEAL)

Date: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
BRENDA CAREY, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by
the Board of County Commissioners
at their _____, 20____,
regular meeting.

Approved as to form and
legal sufficiency.



County Attorney

AEC/lpk
8/12/08

E:\Users\Legal Secretary CSB\Purchasing 2008\Agreements\RFP-600466-08.doc

Attachment:

Exhibit A - Scope of Services

PERFORMANCE BOND
(100% of Annual Contract Price)
Seminole County Contract No. RFP-600466-08/BJC

KNOW ALL MEN BY THESE PRESENTS that:

(Name of CONTRACTOR)

(Address of CONTRACTOR)

CONTRACTOR's Telephone Number: _____

a _____
(Corporation, Partnership, or Individual)

hereinafter called Principal, and _____
(Name of Surety)

(Address of Surety)

Surety's Telephone Number: _____

hereinafter called Surety, are held and firmly bound unto SEMINOLE COUNTY, 1101 East First Street, Sanford, Florida 32771, hereinafter called COUNTY, in the sum of _____ DOLLARS (\$) _____ in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents. The sum shall not be less than one hundred percent (100%) of the Contract Price.

COUNTY's telephone number is (407) 665-7116. THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain Agreement with COUNTY, dated the _____ day of _____, 20____, a copy of which is hereto attached and made a part hereof of **RFP-600466-08/BJC – HVAC Maintenance and Repairs for Seminole County Facilities.**

Legal Description of Property: **Seminole County Board of County Commissioners – Government, 1101 east First Street, Sanford, Florida. Multiple buildings located through out Seminole County, owned and operated by the County.**

General description of the Work: **The CONTRACTOR is responsible for all incidentals, labor, materials, supervision, tools, equipment, refrigerant, oil, filters, components and other parts required to operate, maintain and correct any malfunction in COUNTY's Heating, Ventilation, Air Conditioning and Refrigeration systems(HVACR). CONTRACTOR is also responsible for Water Treatment Service on boilers, cooling towers and chilled water systems. Maintenance and repair shall be performed in strict accordance with recommended manufacturer procedures and specifications, and or the schedules and specifications enumerated in this Scope of Services. CONTRACTOR shall make all warranty claims related to equipment components still in warranty.**

This Bond is being entered into to satisfy the requirements of Section 255.05, Florida Statutes, and the Agreement referenced above, as the same may be amended.

NOW, THEREFORE, the condition of this obligation is such that if Principal:

1. Promptly and faithfully performs its duties, all the covenants, terms, conditions, and agreements of said Agreement including, but not limited, to the guaranty period and the warranty provisions, in the time and manner prescribed in the Agreement; and

2. Pays COUNTY all liquidated damages, losses, damages, delay damages, expenses, costs, and attorneys fees, including costs and attorneys fees on appeal that COUNTY sustains resulting from any breach or default by Principal under the Agreement

then this bond is void; otherwise it shall remain in full force and effect.

The coverage of this Performance Bond is co-equal with each and every obligation of the Principal under the above-referenced Agreement and the Contract Documents of which the Agreement is a part except that the coverage of the Performance Bond is limited to 100 percent of the Contract Price.

In the event that the Principal shall fail to perform any of the terms, covenants, and conditions of the Agreement and the Contract Documents of which the Agreement is a part during the period in which this Performance Bond is in effect, the Surety shall remain liable to COUNTY for all such direct loss or damage (including reasonable attorneys fees and costs and attorneys fees and costs on appeal) resulting from any failure to perform, up to 100 percent of the Contract Price and for Indirect damages as determined by COUNTY up to an additional twenty percent (20%) over the adjusted Contract Price.

In the event that the Surety fails to fulfill its obligations under this Performance Bond, then the Surety shall also indemnify and hold COUNTY harmless from any and all loss, damage, cost, and expense, including reasonable attorneys fees and costs for all trial and appellate proceedings, resulting from the Surety's failure to fulfill its obligations hereunder up to 100 percent of the Contract Price.

The Surety stipulates and agrees that its obligation is to perform the Principal's Work under the Agreement under the Bond. The following preventative options by the Surety are encouraged; however, preventative options shall not be considered under the Bond: (i) Surety's financing of the Principal to keep Principal from defaulting under the Contract Documents; and (ii) Surety's offers to COUNTY to buy back the Bond. The Surety agrees that its obligation under the bond is to: (i) take over performance of the Principals' Work and be the completing Surety even if performance of the Principal's Work exceeds the adjusted Principals' Contract Price; or (ii) re-bid and re-let the Principals' Work to a completing contractor with Surety remaining liable for the completing contractor's performance of the Principal's Work and furnishing adequate funds to complete the Work. The Surety acknowledges that its cost of completion upon default by the Principal may exceed the Contract Price. In any event, the Principal's Contract Time is of the essence and applicable delay damages are not waived by COUNTY.

The Surety, for value received, hereby stipulates and agrees that its obligations hereunder shall be direct and immediate and not conditional or contingent upon COUNTY's pursuit of its remedies against Principal, however, such obligation shall only arise upon a declaration of default of the Principal and shall remain in full force and effect notwithstanding (i) amendments or modifications to the Agreement entered into by COUNTY and Principal without Surety's knowledge or consent; and (ii) the discharge of Principal as a result of any proceeding initiated under the Bankruptcy Code of 1978, as the same maybe amended, or any similar state or federal law, or any limitations of the liability of Principal or its estate as a result of any such proceeding.

Any changes in or under the Agreement and Contract Documents and compliance or noncompliance with any formalities connected with the Agreement or the changes therein shall not affect Surety's obligations under this Bond and Surety hereby waives notice of any such changes. However, in the event Change Orders (unilateral or directive change orders and bilateral change orders) or other modifications to the Agreement and Contract Documents are executed exceeding 110 percent of the contract price, the Surety shall be notified by COUNTY of such increased by COUNTY, and the Principal shall be required to increase the sum of the Bond to be commensurate with the increased Contract Price.

The Performance Bond and the Payment Bond and the covered amounts of each are separate and distinct from each other.

This Performance Bond is intended to comply with the requirements of Section 255.05, Florida Statutes, as amended, and additionally, to provide contract rights more expansive than as required by statute.

(End of Document – Signature Pages Follow)

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 20_____.

ATTEST:

PRINCIPAL/CONTRACTOR

By: _____
(Secretary)

By: _____
(Officer)

Name: _____
(Typed or Printed)

Name: _____
(Typed or Printed)

Title: _____

Address: _____

City, ST ZIP: _____

Witness

Print Name

Witness

Print Name

(Surety Signature Page Follows)

ATTEST:

SURETY

By: _____
(Secretary)

By: _____
(Officer)

Name: _____
(Typed or Printed)

Name: _____
(Typed or Printed)

Title: _____

Address: _____

City, ST ZIP: _____

Witness

Print Name

Witness

Print Name

NOTE: Date of the Bond must not be prior to date of Agreement. If CONTRACTOR is a joint venture, all venturers shall execute the Bond. If CONTRACTOR is a Partnership, all partners shall execute the Bond.

IMPORTANT: Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570, as amended) and be authorized to transact business in the State of Florida, unless otherwise specifically approved in writing by COUNTY.

All bonds shall be originals and issued or countersigned by a local producing agent who is authorized to operate in the State of Florida. Attorneys-in-fact who sign Bid Bonds or Performance/Payment Bonds must file with such bond a certified copy of their Power of Attorney to sign such Bond. **Agents of Surety companies must list their name, address, and telephone number on all Bonds.**

Exhibit A
Scope of Services and Fee schedule

PRICE PROPOSAL FORM

A Hybrid contract will be utilized to procure these services. Preventative Maintenance will be quoted on a fixed annual amount. HVAC Repair will have a compensation method of time and materials and will provide for the acquisition of services based on direct labor hours and material cost. Direct labor hours are paid for at specified fixed hourly rates that include wages, overhead, general and administrative expenses and profit. Material costs are paid generally at cost, including, if appropriate, material handling charges. The fixed hourly rates shall include all costs for work in place, including, but not limited to:

- General Administrative Overhead
- Fringe and benefits
- Profit
- Transportation of material to the project site
- Tools and related items
- Cost associated with company officers and support staff, superintendents, inspectors, project managers, estimators, administrators, buyers, etc.

Contractor shall provide the County with copies of invoices for materials with Application for Payment.

PART 1: PREVENTATIVE MAINTENANCE BASE TOTAL - Base Bid for Preventative Maintenance includes all associated costs for work completed as outlined in Section 16 of the attached scope of services.

Fixed Annual Amount \$ 445,000.⁰⁰

PART 2: HVAC REPAIR BASE BID – Base Bid for HVAC Repair includes all associated equipment inventoried in Exhibit "B" and covered in the Scope of Services (Exhibit "A").

DX Split/Package System*	\$ <u>153,000.⁰⁰</u>
Chilled Water Systems*	\$ <u>169,000.⁰⁰</u>
Ice Machines*	\$ <u>12,000.⁰⁰</u>
Boilers*	\$ <u>61,000.⁰⁰</u>
Heaters*	\$ <u>34,000.⁰⁰</u>
Exhaust Fans*	\$ <u>15,000.⁰⁰</u>

HVAC Repair Base Bid Total \$ 889,000.⁰⁰
Fixed Annual Not-to-Exceed Amount

* - Equipment classifications for HVAC Repair includes all associated costs for systems/components/parts covered in the Scope of Services (Exhibit "A") as outlined in Section 4.4 and inventoried in Exhibit "B".

COMPANY NAME: JPI Mechanical Services Inc.

PART 3: - Not included in Base Price Proposal (Rates required for monthly invoicing).

HVAC REPAIR SERVICES COSTS

Minimum Service Charge: \$ 158.⁰⁰
(Based on two (2) hours or less)

Hourly Rate for Services: \$ 79.⁰⁰
(Standard Working Hours 7:00 AM – 5:00 PM M-F)

Hourly Rate for Services \$ 118.⁵⁰
(Non-Standard Working Hours, other than 7:00 AM – 5:00 PM M-F)

NOTE: The award of this project will be made on the base Proposal Costs for Preventative Maintenance and HVAC Repair. Hourly rates and the service charge will be for monthly billing and tracking only.

Contractor will provide emergency services to sites not under the Agreement at the agreed upon contract hourly rates (Part 3) plus cost of parts. The County will pay Contractor for the cost of parts utilized in the performance of specified work. The County will reimburse the Contractor for parts at their actual invoiced cost. The Contractor must submit copies of invoices to the County.

COMPANY NAME: JPI Mechanical Services Inc.

RFP-600466-08/BJC - HVAC MAINTENANCE AND REPAIR AGREEMENT**SECTION 1. SERVICES**

- A. CONTRACTOR shall furnish all labor, materials, supervision, tools, equipment, refrigerant, oil, filters, components and other parts required to operate, maintain and correct any malfunction in COUNTY's Heating, Ventilation, Air Conditioning and Refrigeration systems(HVACR). CONTRACTOR is also responsible for Water Treatment Service on boilers, cooling towers and chilled water systems. Maintenance and repair shall be performed in strict accordance with recommended manufacturer procedures and specifications, and or the schedules and specifications enumerated in this Scope of Services. CONTRACTOR shall make all warranty claims related to equipment components still in warranty.
- B. The services required in Section 1-A shall not include repair or replacement services for any component damaged due to misuse, improper operation or negligence by a party other than CONTRACTOR; negligence of the COUNTY, its employees or invitees. All equipment, components and related systems shall be accepted in its "as is" condition prior to proposal submittal.
- C. Upon the COUNTY'S request the CONTRACTOR shall provide emergency services to sites not under the current Agreement at the agreed upon contract hourly rates plus cost of parts.
- D. All COUNTY equipment still under manufacturer's warranty period shall have Preventative Maintenance performed by the CONTRACTOR in accordance with Manufacturer's specifications. Any necessary repairs to said equipment shall be coordinated or completed by the CONTRACTOR with the responsibility of said CONTRACTOR to receive reimbursement from the manufacturer, no expense will be incurred by the COUNTY.
- E. CONTRACTOR shall make every effort possible in the acquisition of replacement components, or their repair, and their corresponding installation, so equipment downtime is kept to a minimum reasonable time. For parts not available locally, the CONTRACTOR shall request next day air delivery from its supplier.

SECTION 2. EQUIPMENT COVERED

- A. The equipment initially covered by the terms of this Scope of Services, now totaling an aggregate for each classification (provided for illustrative purposes only):

Tonnage DX split/package systems	<u>1667</u>
Tonnage Chill Water Systems	<u>2795</u>
Tonnage Ice Machines	<u>35.5</u>
MBTU's Boilers	<u>26,297</u>
MBTU's Heaters	<u>668.75</u>
Horse Power Exhaust Fans	<u>355.21</u>

All equipment is inventoried in Exhibit "B" of this Scope of Services. The COUNTY may add or delete additional units to the listing of equipment in accordance with the terms of

this Scope of Services; however, upon any increase/decrease in the total tonnage/MBTUs/HP of COUNTY equipment which cumulatively meets or exceeds five percent (5%) of the total aggregate tonnage/MBTUs/HP of a specific COUNTY HVAC equipment classification, the parties may negotiate a cost adjustment not-to-exceed the gross amount of change (increase/decrease) of the annual repair cost for the associated totals of the specific classifications of equipment (as outlined in this section (2.A) and exhibit "C" of the agreement). Any equipment modification (increase/decrease) which has tonnage/MBTUs/HP totaling less than five percent (5%) of the overall tonnage/MBTUs/HP for the equipment classification covered in Exhibit "B" of the Scope of Services will result in no immediate adjustment to the Agreement.

- B. For preventative maintenance, any increase/decrease of equipment that meets or exceeds five percent (5%) and requires a cost adjustment to the agreement, the parties may negotiate a cost adjustment not-to-exceed the gross amount of change (increase/decrease) of the annual preventative maintenance of the specific equipment classification.
- C. There shall be no exceptions or deletions to Attachment "B" based on age, condition, hours, use, etc., nor shall there be a repair cost "cap" assigned to any equipment.
- D. All cost adjustments associated with this section (2) of the scope of services will take place on a cumulative basis when the equipment totals meet or exceed the five percent (5%) threshold, furthermore, no adjustments will be retroactive.

NOTE: Equipment classifications totals have been formulated by Seminole County, it is the responsibility of the CONTRACTOR to confirm all totals and notify the COUNTY of any discrepancies.

SECTION 3. DEFINITIONS

HVAC Definitions as per ASHRAE & GSA to be used in this contract.

- A. Systems - These HVAC systems provide cooling, heating, and dehumidification to a building. A building may have one type, several of the same type, or combinations of systems. Examples of systems are:
 - 1. Chilled Water Systems – Included but not limited to the following components: chillers, boilers, air handlers, cooling towers, heat exchangers, pumps, piping, ductwork, VAV boxes, diffusers, controls and BAS.
 - 2. DX Split Systems – Included but not limited to the following components: condenser unit, air handler, refrigerant lines, ductwork, diffusers, controls and BAS.
 - 3. DX Packaged Systems – Included but not limited to the following components: the packaged unit, ductwork, diffusers, controls and BAS.
- B. Components - Components are part of a system as detailed above. They do not perform a cooling, heating, or dehumidification function by themselves. Examples of components

are: chillers, boilers, air handlers, pumps, BAS and heat exchangers.

- C. Parts - Parts, combined together, form a component. Examples of parts are: coils, sensors, fan wheel, belt, motor, damper, PC, valves, relays and compressors.
- D. Major Components – Major components are chillers, boilers, air handlers, cooling towers and condensing units.
- E. Contract Documents – the documents that will form the Contract between the parties, including the “Request for Proposal (which includes the Scope of Services)”, any attachments or addendum thereto, the CONTRACTOR’s “Proposal” and the executed agreement, provided, however, that the terms of this scope of Services shall prevail if in conflict with any other document.
- F. County’s Representative – The designated official to represent the COUNTY. The Facilities Management Division Program Manager of the COUNTY or his/her designee shall be the COUNTY’s Representative for the purpose of the contract documents. Wherever in the Contract document’s the approval, disapproval, consent, consultation, direction, or other action of the COUNTY is anticipated; such actions shall relate to the COUNTY’s Representative unless the context or a provision of law otherwise specifies the action to be taken by the Board of County Commissioners or a person who is not the COUNTY’s Representative.
- G. Preventative Maintenance (PM) – scheduled and routine servicing of systems, equipment and components (scheduled routine inspection and servicing) in order to mitigate and reduce breakdowns, prolong the life expectancy of systems, equipment and components, minimize equipment downtime and enhance system performance. Preventative Maintenance shall meet or exceed ASHRAE specifications, warranties and recommendations.
- H. “Re-repair” means a repair of the same complaint within a thirty (30) day period due to parts failure, misdiagnosis or mechanic error. Note that re-repairs will be determined by either work on the same component and/or the same symptoms being reported with the designated period. In cases of disagreement, the decision will be up to the COUNTY’s sole discretion. If additional repairs are needed because of parts failure, misdiagnosis or mechanic error, this will fall under the re-repair definition.

SECTION 4. HVAC SYSTEMS/COMPONENTS/PARTS

- A. LOCATION - The HVAC systems referenced in Section 1.A are located in the COUNTY’S Buildings set out in the County Building List attached hereto and incorporated herein as Exhibit “B”. The COUNTY reserves the right to add or delete sites or individual pieces of equipment from this list. CONTRACTOR will be notified of such changes by the COUNTY’S Purchasing Division.
- B. SYSTEMS/COMPONENTS/PARTS – Included but not limited to: Actuators, Air Filters, Air Handlers, Hydronic Hot Water Heating, Breakers, Starters, Disconnects, Fuses and other protection devices directly related to a piece of HVAC equipment, Chilled Water Piping Loops, Chillers, Coils, Condensate Pumps, Condensate Return Piping Loops, Condenser

Water Piping Loops, Controls (Pneumatic and Electronic), Cooling Towers, Domestic Hot Water Heat Exchangers and related pumps, Ductwork (Supply, Return & Exhaust; to include ducts, fittings, actuators, housings, balancing dampers, fire dampers, hangers and appurtenances comprising a duct system), ECU's, Electrical Wiring from equipment disconnect to equipment, Energy Management Systems to include Trane Tracer Summit Panel, UCM's, BCU's, PCM's, TCM's, Cabling (see Sites Under Building Automated System (BAS) Management Networks, ATTACHMENT "D"), Equipment Bases/Supporting Structures, Equipment Enclosures, Exhaust Fans, Fan Coil Units, Filter Units, Heat Exchangers (Hot Water, Domestic & Steam), Hot Water Piping Loops, Ice Machines, Piping System (Includes pipes, fittings, hangers and appurtenances comprising a system), Pneumatic Air Compressors (including refrigerated air driers), Pneumatic Systems, Pressure Regulators, Pressure Relief Valves, Power Roof Ventilators, Pumps and their corresponding motors (including sump pumps and pit pumps), Reciprocating Equipment, Sensors, Steam Piping Loops, Steam System, Thermostats, Traps, Unitary Equipment, VAV Boxes, Water Makeup System from the backflow preventer/check valve forward, inclusive, Water Treatment Equipment, All Valves, Variable Speed Drives, Fan Terminal Boxes, Condensing Units, Heat Pumps, Insulation (ductwork, piping), Ductwork (sheet metal, flexible, fiberglass), Diffusers, Grills, Registers, Mechanical Louvers and other HVAC related equipment or systems in the County buildings included in the COUNTY Building Listing attached hereto and incorporated herein as Exhibit "B".

- C. CONTRACTOR shall have inspected and evaluated the COUNTY's HVAC equipment prior to proposal submittal. Equipment will be accepted by CONTRACTOR on an "as is" basis.
- D. CONTRACTOR is responsible to become fully familiarized with the buildings where services are to be provided; security and safety requirements, building layout, vehicle access, fire alarm systems, exits and breaker panels and/or the nature and extent of the work required and its relation to any other work in the area, including possible interference to/from other site activities.

SECTION 5. PROVISION OF QUALIFIED PERSONNEL

- A. Contractor shall have (1) dedicated HVAC Foreman with a staff as necessary to meet all requirements outlined in this scope of services. All personnel working under this Agreement shall be trained and certified in all systems, components and parts related to the COUNTY HVAC systems, attached hereto and incorporated herein as Exhibit "B". Training and certification must be through a State accredited institution. All technicians must be EPA certified for refrigerant handling. Copies of certificates of completion of training, and certificate on refrigerant handling must be submitted to the COUNTY. Each HVAC technician shall wear company assigned uniform and identification badge at all times during the performance of contract services while in COUNTY property. At least one HVAC technician shall be trained and proficient in the operation, troubleshooting, maintenance and repairs of computerized Building Automation Systems. The HVAC technicians assigned to this Agreement must have been previously approved by the COUNTY's Representative to this Agreement. Any changes in the above referenced personnel assignment must also be approved by the COUNTY'S Representative to this Agreement.

- B. During the term of this Agreement, CONTRACTOR shall notify the COUNTY, in writing, of any changes to the above personnel associated to this agreement before proceeding with change.
- C. One certified HVAC Foreman/Supervisor shall be designated as the appointed CONTRACTOR's representative. This person will expedite and provide COUNTY with daily information on work order status and daily activities of the HVAC mechanics assigned to this contract.
- D. Identification badges — The County will issue the first badge to each employee assigned to this Agreement at no cost to the Contractor. At the beginning of each contractual year, the County will update the employee badges and issue new badges. These badges are to be worn on the outside of employee's uniform shirts. The badges are to worn at all times. If a badge is misplaced or lost it will be the responsibility of the Contractor to get their employee a new badge issued by the County. The fee for a reissuance of a County badge will be fifteen dollars (\$15.00).

SECTION 6. PROCEDURES FOR PERFORMING SERVICES

- A. All tasks required in this Scope of Services and Preventive Maintenance Schedules shall be performed in strict accordance with all the applicable equipment manufacturer's procedures and specifications for servicing and maintaining its equipment.
- B. In the event the Scope of Services and Preventive Maintenance Schedules conflict with the equipment manufacturer's procedures and specifications, said equipment manufacturer's procedures and specifications shall prevail unless directed otherwise by the COUNTY's Contract Representative.
- C. In the performance of services, CONTRACTOR is solely responsible for compliance with all actual Federal, State and Local Codes and Regulations applicable to the HVAC trade at the time of performing services, including, but not limited to Regulations concerning the handling, use, reclaim and disposal of CFC's. CONTRACTOR shall also comply with the COUNTY's Safety Plan, Policies and other governing laws and policies as applicable in the performance of services.
- D. Any mutually agreed alteration, modification or retrofit to the COUNTY's HVAC equipment shall be performed according to equipment manufacturer's procedures and specifications if applicable.
- E. All Preventive Maintenance and Repairs to the COUNTY's HVAC equipment shall be performed according to the equipment manufacturer specifications and procedures detailed in the equipment manuals, or as detailed in this Scope of Services.
- F. All electric motor replacement shall be made with energy efficient type motors, which rating must be previously approved by the COUNTY's Designated Contract Representative.
- G. Acid or other corrosive agents used for cleaning of equipment components is not authorized under this agreement unless specifically agreed by the COUNTY in writing prior

to use. Each use shall require separate approval (no blanket approvals).

- H. Contractor at all reasonable times during this Agreement shall have access to all HVAC equipment, components and related systems necessary to perform the required services. CONTRACTOR shall be free to stop and restart any equipment, components or related systems for the purpose of performing maintenance and repairs thereon, but shall coordinate said stoppage with the COUNTY's building representative at each location. In the case of an instance where prolonged stoppage occurs (greater than two (2) hours or a four (4°f) degree Fahrenheit temperature deviation) CONTRACTOR shall also contact the designated COUNTY representative specified in this Agreement. CONTRACTOR shall make all efforts to minimize inconvenience to users of the service locations. In those cases where soldering, welding or other fume/heat generating procedure is to be performed, CONTRACTOR shall notify the designated County representative so proper fire alarm system coordination is made with COUNTY's Emergency Operations Center prior to start of said operation.
- I. In instances of downtime for broken down equipment i.e. equipment failure the COUNTY shall be notified immediately. If prolonged stoppage occurs (greater than two (2) hours or a four (4°f) degree Fahrenheit temperature deviation, which ever comes first), the CONTRACTOR shall again notify the designated COUNTY representative specified in this Agreement. CONTRACTOR shall make all efforts to minimize inconvenience to users of the service locations. In those cases where soldering, welding or other fume/heat generating procedure is to be performed, CONTRACTOR shall notify the designated County representative so proper fire alarm system coordination is made with COUNTY's Emergency Operations Center prior to start of said operation.
- J. While replacing HVAC units or its components CONTRACTOR shall provide any necessary tools or equipment required for the operation, such as, but not limited to cranes, boom trucks, bucket trucks, etc., at no additional cost to the COUNTY.
- K. The CONTRACTOR must provide upon request, to be used as backup HVAC equipment for any one of the County's critical areas such as I.T. computer rooms, transmitter sites, the E911 communication room or telephone equipment rooms in case a repair job can not be completed within six (6) hours from the original service call.
- L. Air filters shall be replaced monthly with units having the following efficiencies:
1. Primary filters - 30%
 2. Bag filters - 75%
 3. Filter rolls - 50%
- Each filter shall be marked with its installation date, in such a manner that the date is visible when the filter access door is opened for inspection.
- M. HVAC units or components which have been replaced become the property of the CONTRACTOR and shall be removed from County premises at no additional expense to the COUNTY, unless otherwise directed.

- N. CONTRACTOR is responsible for prompt cleanup and removal of excess material, scrap material, trash and debris from the jobsite. This includes preventive maintenance services, repairs and or replacements.
- O. CONTRACTOR shall keep a safe and orderly workplace at all times. CONTRACTOR shall adhere to all COUNTY Safety Procedures, such as but not limited to confined space entry and lock out/tag out.
- P. CONTRACTOR shall be responsible for the repair of any damage to building or other COUNTY property caused by him. This includes, but is not limited to walls, floors, roof systems, pipes, etc.
- Q. CONTRACTOR shall be responsible to acquire all required permits in the process of repairing and/or replacing equipment at COUNTY buildings.
- R. CONTRACTOR shall be responsible for any applicable disposal fees for any material removed from COUNTY property in the performance of this contract at no additional cost to the COUNTY.
- S. Any parts, components, assemblies or equipment replaced by CONTRACTOR shall be fully warranted by CONTRACTOR against defects in materials and/or workmanship for a period of one (1) year from date of acceptance by COUNTY. Shall any defect in materials or workmanship, except ordinary wear and tear, appear during the above stated warranty period, the CONTRACTOR shall repair or replace same at no cost to the COUNTY.
- T. CONTRACTOR, while performing services pursuant to this agreement, shall take all necessary precautions to protect buildings and personnel. CONTRACTOR shall at all time guard against damage to property of COUNTY, the public or of other vendors or contractors and shall be held responsible for replacing or repairing any such loss or damage. The COUNTY may withhold payment or make such deductions as deemed necessary to insure reimbursement or replacement for such loss as stated above. CONTRACTOR shall also at all times guard against injury to COUNTY employees, the public and other persons and shall comply with State, and OSHA safety regulations.

SECTION 7. CONTRACTOR'S SHOP LOCATION

- A. CONTRACTOR shall provide services under this Agreement from a facility located in a radius not greater than fifty (50) miles from the City of Sanford, FL.

SECTION 8. TIME FOR PERFORMANCE

- A. CONTRACTOR shall perform the routine scheduled preventive maintenance and services as required hereunder during the normal business hours of the COUNTY. In the event any unit or component of the COUNTY's HVAC system requires other than routine service, CONTRACTOR shall commence said service within one (1) hour of notification. It is expressly understood that CONTRACTOR's personnel shall be available twenty-four (24) hours a day, seven days per week throughout the term of this Agreement to provide said service. Adherence to the one (1) hour response time is an essential requirement of this Agreement. Service shall start on the malfunctioning unit or component within one hour of

notification of said malfunction. Mechanics that are already assigned and working on a service call shall not be re-assigned to other service calls until the previous service call has been completed.

SECTION 9. REPLACEMENT OF EQUIPMENT BY COUNTY

- A. In the event the projected total repair cost for any piece of equipment of the COUNTY's HVAC system exceeds fifty percent (50%) of the total projected new replacement cost, as estimated by CONTRACTOR and the COUNTY, the COUNTY at its sole option, shall have the right to replace said piece of equipment. The COUNTY may contract with a party or parties other than CONTRACTOR for the replacement of equipment under this section. For the purpose of this section, CONTRACTOR shall notify the COUNTY of any and all instances in which the single projected repair cost of any HVAC Equipment covered in this Agreement exceeds fifty percent (50%) of its replacement cost. Burden of proof for replacement must be proven to COUNTY by CONTRACTOR prior to new equipment purchase based on recent maintenance and repair logs, existing condition of said equipment, and remaining useful life of equipment. All final decisions related to equipment replacement will be at the discretion of the COUNTY.
- B. If the CONTRACTOR states the projected total repair cost for any piece of equipment of the COUNTY's HVAC system will exceed fifty percent (50%) of the total projected new replacement cost, the COUNTY at its sole discretion may consult an independent third party to provide a repair estimate for said piece of equipment. If the determination is made, by the third party, that the repair cost is less than fifty percent (50%) of the total projected replacement cost, the COUNTY at its sole discretion, may require the CONTRACTOR to hire the third party as a sub-contractor to repair said piece of equipment, at the CONTRACTOR's expense.
- C. The cost of replacement pursuant to the above provisions shall be the responsibility of the County. The COUNTY shall contribute an amount equal to one-hundred percent (100%) of the actual replacement cost.
- D. It is expressly understood by CONTRACTOR that this Section shall only operate when the County has granted prior written authorization for repair/replacement to be performed and the COUNTY and CONTRACTOR have agreed on the total projected repair cost.

SECTION 10. REPLACEMENT OF SYSTEM COMPONENTS & PARTS BY CONTRACTOR

- A. Components shall be replaced by CONTRACTOR at the sole expense of CONTRACTOR. The determination to repair or replace a component or part shall be made in accordance with CONTRACTOR's obligation entered herein to service and maintain COUNTY's HVAC system in order to ensure its proper operation and to minimize system malfunctions.
- B. Component/part replacement by Contractor shall be made with Original Equipment Manufacturer (O.E.M.) components/parts only, or Equipment Manufacturer Authorized replacements. Use of components/parts other than the ones stated above are in violation to the terms of this Agreement, unless specifically authorized by the COUNTY, in writing, prior to the replacement being performed.
- C. No salvage parts are to be used as replacements unless specifically authorized by the

COUNTY, in writing, prior to the replacement being performed.

- D. No components or parts are to be pulled out of standby or other equipment in order to repair a malfunctioning piece of equipment, unless specifically authorized by the COUNTY, in writing, prior to the replacement being performed.
- E. Any component/part replaced pursuant to this Section shall become the property of the Contractor and shall be removed from COUNTY's property and disposed of in compliance to all Federal, State and Local regulations, at no additional cost to the COUNTY, unless otherwise directed.

SECTION 11. RE-REPAIR

- A. The CONTRACTOR shall monitor, track and identify services that require "re-repair". The CONTRACTOR shall not include the costs of such repairs in the monthly statement. If CONTRACTOR does not notify the COUNTY of instances of re-repair, the COUNTY at its sole discretion may assess a penalty not-to-exceed 150% of the cost of the re-repair.

SECTION 12. REPRESENTATIVE OF COUNTY AND CONTRACTOR

- A. It is recognized that questions in the day to day conduct of performance pursuant to this Agreement will arise. The COUNTY shall designate in writing and shall advise CONTRACTOR in writing of the COUNTY's employee to whom all communications pertaining to the day to day conduct of the Agreement shall be addressed. The designated representatives shall have the sole authority to transmit instructions, receive information, interpret and define the COUNTY's policy and decisions pertinent to the work covered in this Agreement. Any work performed by CONTRACTOR at the direction of persons not authorized as provided hereunder shall be so done at CONTRACTOR's risk and expense.
- B. CONTRACTOR shall at all times during the normal work week, designate or appoint one (1) representative of CONTRACTOR who is authorized to act on behalf of CONTRACTOR regarding all matters involving the conduct of the performance pursuant to this Agreement and shall keep the COUNTY continuously advised of such designation. CONTRACTOR shall supply the COUNTY all necessary contact cell phone numbers.

SECTION 13. REPORTS

CONTRACTOR shall submit to the COUNTY all the reports required in this Section by the specified dates. It is intended that the submission of said reports be an essential element of CONTRACTOR's performance and that failure to so perform may be considered by the COUNTY to be a material breach of this Agreement.

- A. Work Order Status Report (All work orders, open and closed status)
 - 1. Work Order Status reports shall be submitted via email to the COUNTY on a weekly basis by Monday, 8:00 AM EST from the designated representative of the CONTRACTOR.
 - 2. Reports shall be formulated by the CONTRACTOR in an industry standard format

and with information presented to the COUNTY in a clear, concise. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.

3. Report shall include all open work orders, status and comments, if applicable.
4. Reports shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

B. Oil/Chemical Analysis Reports

1. Oil/Chemical analysis must be completed as called out in the Preventive Maintenance Schedule of this Agreement and reports submitted to the COUNTY within forty-five (45) days of the sampling date.
2. Reports shall be formulated by the CONTRACTOR in an industry standard format and with information presented to the COUNTY in a clear, concise and readable manner. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.
3. Reports of all the Oil/Chemical analysis shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

C. Preventive Maintenance Reports

1. Preventive Maintenance shall be completed as called out in the Preventive Maintenance Schedules under this Agreement and reports submitted to the COUNTY the next business day after the opening of the work order and again upon completion.
2. Reports shall be formulated by the CONTRACTOR in an industry standard format and with information presented to the COUNTY in a clear, concise and readable manner. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.
3. Preventive Maintenance reports shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

D. Complete Work Order Reports (All completed Work Orders)

1. All Work Order reports shall be submitted to the COUNTY via e-mail the next business day after completion of the work order.
2. Reports shall be formulated by the CONTRACTOR in an industry standard format

and with information presented to the COUNTY in a clear, concise and readable manner. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.

3. All Work Order reports shall include the COUNTY's Work Order Number as given to Contractor's dispatch office during service call.

4. Work Order reports shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

E. Water Treatment Analysis Reports

1. Water Treatment Analysis should be completed as called out in the Preventive Maintenance Schedule of this Agreement and reports submitted to the COUNTY within twenty (20) days of the sampling date.

2. Reports shall be formulated by the CONTRACTOR in an industry standard format and with information presented to the COUNTY in a clear and concise manner.

3. Reports of all the Water Treatment Analysis shall be e-mailed to:

(E-mail address to be provided upon award of the contract)

F. Internal Operating Logs

1. CONTRACTOR shall be responsible for the creation, update and maintenance of an operating log for each major component of the COUNTY's HVAC equipment. "Major component", for this section refers to: Water Cooled Chillers, Air Cooled Chillers, All Boilers, and Cooling Towers and others as specified.

2. Contractor shall record in said log all operating data gathered during Daily Routine Checks, Preventive Maintenance and Repair work performed in the component.

3. The Operating Log shall be maintained electronically by the CONTRACTOR and submitted to the designated representative of the COUNTY on a quarterly basis.

4. Reports shall be formulated by the CONTRACTOR in an industry standard format and with information presented to the COUNTY in a clear, concise and readable manner. If specific software is required to view reports, CONTRACTOR must provide the necessary software/portal for viewing at no additional cost to the COUNTY.

SECTION 14. ACCEPTANCE OF HVAC SYSTEM

A. The CONTRACTOR shall inspect all equipment, components and related systems covered under this Agreement. CONTRACTOR hereby agrees that all equipment, components and related systems covered under this Agreement will be accepted and

serviced in its condition "as is" at the time of acceptance of this Agreement.

SECTION 15. MEETINGS WITH COUNTY

- A. CONTRACTOR shall be available during the term of this Agreement for meetings, consultations and joint inspections relating to the services provided herein. Said meetings, consultations and inspections shall be held as follows:
1. One Quarterly meeting with CONTRACTOR's administrative staff.
 2. One monthly meeting with the CONTRACTOR'S designated representative and any necessary service mechanics and others as required.

SECTION 16. OTHER WORK

- A. Other work by the COUNTY or under a separate agreement with a third party may be in progress at the service locations. CONTRACTOR shall cooperate at all times with others and shall coordinate its work with such other work as may be directed by the COUNTY. CONTRACTOR shall not commit or permit any act which will interfere with the performance of work by any other contractor or by COUNTY employees.

SECTION 17. SUBCONTRACTORS

- A. In the event CONTRACTOR, during the course of the work under this Agreement, requires the services of any sub contractors or other professional associates in connection with service covered by this Agreement. The CONTRACTOR must secure the prior written approval of the COUNTY, further; any use of a sub-consultant by the CONTRACTOR will result in no additional cost to the COUNTY.

SECTION 18. ENERGY CONSERVATION RECOMMENDATIONS

- A. CONTRACTOR shall perform energy studies on buildings selected by the COUNTY and give energy conservation recommendations based on those findings. Studies shall be performed four (4) times per year but not more than three (3) months apart. Number of buildings included in each study shall be determined by the COUNTY. Energy savings recommendations shall include but not limited to energy savings regarding building envelope, lighting and HVAC. This service will be completed at no additional cost to the COUNTY.

SECTION 19. PREVENTIVE MAINTENANCE

Overview

1. It is expressly understood that Preventive Maintenance is essential to the performance of this Agreement and is designed to minimize malfunctions of the HVAC systems, to reduce the need for emergency service and to obtain maximum equipment life at a minimum cost, provided however, that the parties to this Agreement recognize that Preventive Maintenance does not ensure against malfunctions or the need for emergency service.

2. Equipment Preventive Maintenance Schedules will be determined by the County based on equipment run time, age, use, location, maintenance history and equipment manufacturer's specifications.
3. CONTRACTOR shall install and maintain functional, CDC #1 Anti Clog Pan Tabs or equivalent County approved algaeicide in all air handler drain pans.
4. The COUNTY, at its sole option, may deduct payment for sites at which Preventive Maintenance services were not rendered in a particular month. Per instance of failure, payment deduction shall total one percent (1%) of the overall annual fixed fee amount for all preventative maintenance under this scope of services.

A. Air Handlers and Fan Coil Units

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every three (3) months and shall include the following:
 - a. Check belts for condition, alignment and tension, adjust or replace if necessary.
 - b. Check controls for proper operation, adjust if necessary. Lubricate linkages/controls as per manufacturer specifications.
 - c. Check fan shaft and bearings for excessive play, replace shaft and/or bearings if necessary.
 - d. Check motor mounts for condition, adjust or replace if necessary.
 - e. Check motor bearings for excessive play, replace if necessary.
 - f. Check fire dampers for condition and status, correct if necessary.
 - g. Inspect exterior piping for leaks, repair as necessary.
 - h. Check drain pan for accumulation of water and debris, clean drain pan and line to ensure water flows smoothly. Repair/replace drain pan if required. Check condition of Pan Tablets- replace if not functional any more.
 - i. Check unit for excessive vibration or noises, correct if necessary.
 - j. Check fan wheels for condition and balance (visually), replace if necessary.
 - k. Inspect drive sheaves for condition, take corrective action if necessary.
 - l. Check inlet vanes (where applicable) and adjust/repair as necessary.
 - m. Activate duct heaters for a minimum of (fifteen) 15 minutes during the months of October and November. CONTRACTOR shall notify the COUNTY's representative for this Agreement for Fire Alarm deactivation and reactivation before beginning procedure.
 - n. CONTRACTOR will be contacted by the fire alarm service contractor to coordinate the annual test of the fire alarm system as related to dampers and air handlers. CONTRACTOR shall designate a mechanic to be with the fire alarm contractor for the duration of the test. Fire alarm service contractor is paid by the COUNTY under separate Agreement.
2. Annual Preventive Maintenance shall be completed during the month of November and shall include the following:

- a. Check all coils for steam, refrigerant or water leaks. Repair or replace if necessary.
- b. Pressure clean all coils. Do not use acid cleaners.
- c. Check motor operating voltage and current; take corrective action if readings are abnormal.
- d. Check ductwork for condition and leaks, including flex connectors, repair or replace if necessary.
- e. Check humidifier for condition and proper operation, clean condenser pan, use no acid cleaner.
- f. Check all wiring for condition, tighten all connections, and replace defective wiring if necessary.
- g. Meg motor and record readings.
- h. Check contactor for condition; replace contacts if pitted, worn or arcing indication is present.
- i. Check starter for proper operation.
- j. Check operating voltages and currents.
- k. Check air flow pressure drop on coil against manufacturer specifications, correct if out of spec.
- l. Replace fan belts.
- m. Clean fan wheel.

B. Hydronic Hot Water Heating

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Inspect burner for proper operation, adjust, repair or replace if necessary.
 - b. Test low water cutoff valve for proper operation, adjust, repair or replace if necessary.
 - c. Test pressure relief valve for proper operation, adjust, repair or replace if necessary.
 - d. Blow down and test low water cutoff and feed water controls, adjust or repair if necessary.
 - e. Check unit for water, air, steam and fuel leaks, make corrections if leaks are found.
 - f. Check sequence and operation of flame safeguard controls, adjust or repair if necessary.
 - g. Check operating and high limit controls for correct setting, reset if necessary.
 - h. Check modulating motor for proper operation, adjust if necessary.
 - i. Lift safety/relief valves with at least 70% rated pressure, adjust or replace if necessary.
 - j. Blow down gauge cocks' and try cocks to confirm glass water level.
 - k. Check and test boiler blow down valve for leaks and proper opening and closing.
 - l. Lubricate motor and shaft bearings per manufacturer's recommendations.
 - m. Rotate lead/lag boilers.
 - n. Drain the lag boiler and open inspection port for County's inspection of

- Calcium and Iron Oxide buildup.
- o. Verify combustion air louvers are free of any obstacles inside or outside the boiler room.
2. Semi-annual Preventive Maintenance shall be complete two (2) times per year, once during the month of April and once during the month of September, and shall include the following:
 - a. Test the following (as applicable):
 - 1) Firing rate 2. Fuel/air ratio 3. CO₂ 4. CO 5. Smoke test to determine combustion efficiency
 - b. Adjust burner air/fuel controls as required in order to obtain proper combustion.
 3. Annual Preventive Maintenance shall be completed during the month of September and shall include all of the Monthly and Semi-annual Preventive Maintenance items in sections B. 1 and B. 2 plus the following:
 - a. Secure and drain boiler.
 - b. Open fire side and water side.
 - c. Check heating surfaces and water side for corrosion, pitting, scale, blisters, bulges, soot accumulation, Calcium Oxide accumulation, Iron Oxide accumulation and other signs of deterioration. Repair as necessary per manufacturer's specifications.
 - d. Check refractory for cracks and other signs of deterioration.
 - e. Brush clean all boiler tubes.
 - f. Clean or replace water column sight glass.
 - g. Clean fire inspection glass.
 - h. Disassemble, clean and inspect low water cutoff controls.
 - i. Reassemble boiler and low water cutoff controls and install new gaskets.
 - j. Check blow down valve packing and lubricate.
 - k. Replace fuel filters. Check fuel system for leaks.
 - l. Replace fuel nozzles.
 - m. Check electrical wiring to burner controls, blower and other components.
 - n. Check condition of flue pipe, damper and exhaust stack, repair or replace if required.
 - o. Clean burner fan wheel and air damper
 - p. Inspect and clean oil burner gun and ignition assembly, where applicable
 - q. Check operation of all control switches.
 - r. Remove flame safeguard scanner and send to certified repair facility for cleaning, testing and calibration.
 - s. Check all burner linkages for wear, replace if necessary.
 - t. Tighten all linkage set screws.
 - u. Check gas valves for leakage (where test cocks are provided).
 - v. Perform pilot turn down test.
 - w. Check operation of low water cutoff and feed controls.
 - x. Check settings and test all operating and limit controls.
 - y. Refill boiler.
 - z. Perform hydrostatic test (to 150 psig).

- aa. Test safety/relief valves after start-up (full pressure test).
- ab. Have boiler certified by outside boiler contractor, with boiler open and boiler closed.

C. Air-Cooled and Water-Cooled Chillers

1. Daily Preventive Maintenance shall be completed once every business day and shall include the following:
 - a. Log the chiller as specified in manufacturer recommended log form.
 - b. Check unit for proper operation.
 - c. Check evaporator and condenser pressures at the gauges on the unit. These pressures must be within manufacturer specifications.
 - d. Visually inspect refrigerant filter. Frost formation at this filter indicates a restricted filter element.
 - e. Visually inspect oil filter pressure drop. Replace oil filter if required.
 - f. Review operating log.
2. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once every month and shall include the following:
 - a. Check oil level, oil temperature and refrigerant charge.
 - b. Check compressor for excessive noise/vibrations.
 - c. Clean all water strainers in both the chilled and condensing water piping systems.
 - d. Check and test run all operating and safety controls, adjust as required. Record settings.
 - e. Check pressures, temperatures, voltage and amperage. Record in operator's log.
 - f. Check purge system; remove water if observed in sight glass.
3. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of January and once during the month of July, and shall include the following:
 - a. Take oil sample and have a full spectrum analysis done by a qualified laboratory.
 - b. Check oil level and refrigerant charge.
 - c. Replace the oil if the oil analysis so recommends.
 - d. Check all piping and valves for leaks, adjust/repair if necessary.
 - e. Lubricate all bearings and shafts.
 - f. Check all electrical wiring and connections and tighten/repair if necessary.
 - g. Air-cooled chillers visually inspect condenser.
4. Annual Preventive Maintenance shall be completed during the month of January and shall include the following items:
 - a. Measure the compressor motor winding resistance to ground. Take

corrective actions if measurements are out of manufacturer specifications.

- b. Check oil level and refrigerant charge.
- c. Test for refrigerant and water leaks.
- d. Test and calibrate all operating and safety controls.
- e. Tighten all electrical connections to manufacturer specifications.
- f. Check condition of contactor for wear and pitting, replace if necessary.
- g. Tighten all starter terminals and check contacts for wear. Check and calibrate overloads. Record trip times and trip amps.
- h. Check operation of unloaders.

5. Additional Preventive Maintenance items:

- a. Eddy current tube analysis for wear and pitting to be performed every three (3) years on the condenser and every three (3) years on the evaporator. Performed during the month of January.

D. Heating Hot Water, Chilled Water, Steam and DX Coils

1. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of October, and shall include the following:
 - a. Read pressure across the coil.
 - b. Clean the coil (brush or pressure wash), use no acid cleaners, only County approved coil cleaner.
 - c. Read pressure across coil. Clean again if pressure difference is not satisfactory.
 - d. Coils with excessive fin deterioration shall be replaced.
 - e. Inspect coil for leaks, repair or replace if necessary.

E. Controls - Pneumatic:

1. Semi-annual Preventive Maintenance shall be completed two (2) times per year, but not more than once every six months and shall include the following:
 - a. Check all thermostats for air leaks, repair per manufacturer specs.
 - b. Calibrate all thermostats per manufacturer specifications.
 - c. Check all thermostats for full range operation.
 - d. Check all pneumatic controllers for air leaks, repair per manufacturer specifications.
 - e. Calibrate all pneumatic controllers per manufacturer specifications.
 - f. Check all pneumatic controllers for full range operation.
 - g. Check all valves for air leaks, repair per manufacturer specifications.
 - h. Calibrate all valves per manufacturer specifications.
 - i. Check all valves for full range operation.
 - j. Check all pneumatic dampers, repair per manufacturer specifications.
 - k. Calibrate all pneumatic dampers per manufacturer specifications.
 - i. Check all dampers for full range operation.

F. Cooling Towers:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check oil level in gear reducer, add oil if required.
 - b. Check fan, motor and belts for proper operation, take corrective actions if required.
 - c. Check float valve assembly and adjust for proper operation if necessary.
 - d. Check operating conditions, make adjustments if required.
 - e. Check and clean intake strainer.
 - f. Check tower for corrosion, take immediate action if required.

NOTE: Acid or corrosive agent cleaning of any tower component is not permitted.

2. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of December and once during the month of June, and shall include the following:
 - a. Clean debris from platform and surrounding area.
 - b. Clean water sump and check condition.
 - c. Clean float valve assembly and adjust for proper operation.
 - d. Clean and check bleed off line and overflow.
 - e. Clean tower spray nozzles and eliminators.
 - f. Flush tower after cleaning.
 - g. Clean tower strainers.
 - h. Check sump heaters and thermostats, for calibration and operation.
 - i. Fill system after-tower has been cleaned.
 - j. Check system for leaks.
 - k. Lubricate fan and motor bearings per manufacturer's recommendations.
 - l. Check motor voltage and current.
 - m. Check electrical connections, contactors, relays and operating/safety controls.
 - n. Check and adjust condenser water temperature regulator system.

NOTE: Acid or corrosive agent cleaning of any tower component is not permitted.

3. Annual Preventive Maintenance shall be completed during the month of December and shall include the following item:
 - a. Change oil in gearbox.
 - b. Brush clean and paint metal areas that show signs of corrosion.
 - c. Replace belts if applicable.

G. Balancing Damper/Fire Dampers:

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every quarter and shall include the following:
 - a. Clean out debris/dirt blown against damper.
 - b. Check all dampers, louvers and shutters for full range operation, air leaks and electrical connections, repair or replace if necessary. Lubricate all pivots and linkages. On fire dampers remove fusible link and check for full range operation.
 - c. Verify operation of any smoke dampers with Fire Alarm contractor.

H. Energy/Building Management Systems

Semi-Annual Preventive Maintenance shall be completed two (2) times per year, once during the month of December and once during the month of June, and shall include the following:

- Contact County personnel.
 - Review Building Management System (BMS) for critical follow-up and off-line status indications, i.e., system error encounters.
 - Review System Event Log with County and discuss BMS operational concerns.
 - Perform corrective procedures as appropriate to resolve situations noted in the preceding reviews.
 - Provide a written report of work completed and indicate all detected deficiencies.
1. Building control unit inspection
 - a. Check LED Indications to verify proper operation of BCU transmit / receive on the ARCNET LAN.
 - b. Check UCM wiring trunks and check for possible Error Code Indications.
 - c. Check voltage level of BCU Supercap.
 - d. Cycle BCU power to initiate Self-Test Diagnostic and monitor sequencing for proper self-test displays of Error Code indications.
 - e. Remove excessive dust from heat sink surfaces.
 - f. Verify the proper operation of critical control processes and points associated with this unit and make adjustments if necessary.
 - g. Run the BCU Mini-monitor for each BCU to check for any error statements and/or codes.
 2. PCM & UPCM unit control module inspection
 - a. Verify that equipment is being controlled at the appropriate values.
 - b. Change one set point value, verify smooth transition and stable control at the new set point.
 - c. Return set point to original value. -
 - d. Repeat for each additional control loop.
 - e. Verify the controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
 - f. Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.

3. Equipment unit control module inspection
 - a. Verify that the UCM is in control at the desired value(s).
 - b. Change one set point value; verify smooth transition and stable control at the new set point.
 - c. Return set point to original value.
 - d. Repeat for each additional control loop, if any.
 - e. Verify the controlled valves and dampers will stroke fully in both directions, sealing tightly where appropriate.
 - f. Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.

4. VAV Box unit control module inspection
 - a. Verify that the UCM is in stable control at the desired value(s).
 - b. Where controller performance is in question, change set point value(s) and verify smooth stable control at the new value(s).
 - c. Return set point(s) to original value(s).
 - d. Verify the proper operation of critical control processes and points associated with this unit. Make adjustments if necessary.

NOTE: Verify and calibrate other points associated with these units where the need for possible corrective maintenance is indicated.

I. Exhaust Fans:

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every Three (3) months and shall include the following:
 - a. Check unit for proper operation, noises/vibration.
 - b. Check drive belt, adjust or replace as necessary.
 - c. Lubricate fan shaft bearings.
 - d. Lubricate motor bearings if applicable.
 - e. Clean fan wheel and fan housing.

2. Annual Preventive Maintenance shall be completed during the month of March and shall include the following items:
 - a. Check fan blade/wheel for condition, replace if necessary.
 - b. Check unit for vibration and noises, repair as necessary.
 - c. Check duct and flex connectors, repair/replace as necessary.
 - d. Check fan dampers for proper operation, repair as necessary.
 - e. Lubricate fan dampers if applicable.
 - f. Check guards and make sure unit is properly secured.
 - g. Check all electrical wiring for condition; replace any frayed, cracked or burned wires.
 - h. Measure and record operating current and voltage.
 - i. Replace belts if applicable.

J. Ice Machines:

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once per quarter and shall include the following:
 - a. Clean condenser coil. Do not use acid cleaners for this purpose, only County approved coil cleaner.
 - b. Clean plates with nickel safe cleaner.
 - c. Clean bin and drain lines.
 - d. Disassemble and clean water tube.
 - e. Clean sump assembly.
 - f. Check harvest time against manufacturer's specifications, diagnose and correct if necessary.
 - g. Measure and record pressures and amperages.

K. Pneumatic System:

1. Weekly Preventive Maintenance shall be completed fifty two (52) times per year, but not more than once per week and shall include the following:
 - a. Check air compressor(s) oil level, add if necessary. Do not use automotive type oil. Use only the equipment manufacturer's specified oil type.
 - b. Drain water from air compressor tank.
 - c. Check air compressor filter, clean if necessary.
2. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check valves for leakage and proper operation, repair, adjust or replace if necessary.
3. Bi-Monthly Preventive Maintenance shall be completed six (6) times per year, but not more than once every two (2) months and shall include the following:
 - a. Check refrigerated air dryer(s) for proper refrigerant charge, suction and discharge pressures and overall operation.
 - b. Check refrigerated air dryer(s) for unusual vibrations, noises, misalignment, excessive end play of shafts and unbalanced moving parts.
 - c. Clean condenser coil on refrigerated air dryer.
 - d. Test all mechanical and electrical controls.
 - e. Check all electrical wiring.
4. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every quarter and shall include the following:
 - a. Change air compressor(s) oil and filter (if so equipped). Do not use automotive type oil. Use only the equipment manufacturer's specified oil

- type.
 - b. Test air compressor(s) for air leaks. Wet test.
 - c. Check thermostat and controllers, calibrate if necessary.
 - d. Check pressure switch and alternating switch in air compressor. Calibrate or replace as necessary.
5. Annual Preventive Maintenance shall be completed during the month of November and shall include the following item:
- a. Replace belts on air compressors.

L. Pumps:

1. Quarterly Preventive Maintenance shall be completed four (4) times per year, but not more than once every three (3) months and shall include the following:
 - a. Check suction and discharge pressures. Where connections are provided.
 - b. Check motor voltage and amperage.
 - c. Visually check motor and pump alignment, re-align if necessary.
 - d. Check motor operating conditions, check for signs of overheating, and vibrations.
 - e. Check for loose or frayed electrical connections.
 - f. Clean and check pump strainers and suction diffusers.
 - g. Check all valves and piping for leaks.
2. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of December and once during the month of June, and shall include the following:
 - a. Lubricate pump bearings per manufacturer's recommendations.
 - b. Lubricate motor bearings per manufacturer's recommendations.
3. Annual Preventive Maintenance shall be completed during the month of November and shall include the following items:
 - a. Inspect mechanical seals & packing, replace and adjust as required.
 - b. Tighten all nuts and bolts, check motor mounts and vibration pads, replace and adjust if necessary.
 - c. Check motor and pump alignment, re-align if necessary. -
 - d. Operate pump and check efficiency.

M. Pumps - Sump/Pit/Condensate Return:

1. Monthly Preventive Maintenance shall be completed once per month during the heating season and shall include the following:
 - a. Lubricate shaft and motor bearings.
 - b. Lubricate float slide mechanism if applicable.
 - c. Check for leaks and excessive vibrations, repair if required.

2. Annual Preventive Maintenance shall be completed during the month of September and shall include the following items:
 - a. Remove pump assembly from pit.
 - b. Clean pit.
 - c. Disassemble pump and clean.
 - d. Inspect pump components.
 - e. Replace bearings, seals, packing, impeller and or shaft if necessary.
 - f. Reassemble pump and install in pit.
 - g. Run pump and test for proper operation.

N. Reciprocating Equipment:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check and adjust operating and safety controls.
 - b. Check operation of crankcase heater.
 - c. Check compressor oil level, add as required.
 - d. Check general operation of the control circuits.
 - e. Check water/air flow of evaporator and condenser.
 - f. Check operation of all motors and starters.
 - g. Check compressor oil level, add if necessary.
 - h. Lubricate motor bearings in open compressors.
 - i. Check motor to compressor coupling, replace if necessary.
 - j. Check all safety controls for adequate operation.
 - k. Check unloaders for proper operation.
 - l. Replace any components that show signs of corrosion.
2. Annual Preventive Maintenance shall be completed during the month of February and shall include the following items:
 - a. Check unit thoroughly for refrigerant leaks, correct as necessary.
 - b. Check and calibrate safety and operating controls,
 - c. Meg test compressor motor.
 - d. Check and tighten all electrical connections and check contacts for wear.
 - e. Tighten motor terminals and control panel terminals.
 - f. Check external interlocks, flow switches, pumps and fans.
 - g. Clean condenser tubes, use nylon brush. Do not use acid.
 - h. Check compressor vibration eliminators for condition, replace if required.
 - i. Clean and flush water cooling system if applicable.
 - j. Change oil and filter if applicable.
 - k. Check all mechanical connections tighten to manufacturer's specifications.
 - l. Check operation of bypass valve or unloader.
 - m. Test operation of safety cutouts; high pressure, low pressure, freeze and oil temperature, calibrate to manufacturer's specifications.
 - n. Check all wiring for signs of deterioration due to heating or defective insulation, replace if necessary.

- o. Check operating voltages and currents.
- p. Check starter for proper operation, check for signs of wear, pitting, arcing, replace if necessary.
- q. Check refrigerant charge.
- r. Check suction and discharge pressures.
- s. Check reversing valve for proper seating.

3. Additional Preventive Maintenance items:

- a. Eddy current tube analysis for wear and pitting to be performed every three (3) years on the condenser and every five (5) years on the evaporator. Performed during the month of March.
- b. Oil sample for analysis of wear metals, acid content and moisture, is to be performed two times a year, once in March and once in September.

O. Steam system:

- 1. Daily Preventive Maintenance shall be completed once every business day and shall include the following:
 - a. Check water softener valve operation.
 - b. Check feed water pump mechanical seals.
 - c. Perform chemical test on boiler.
 - d. Blow boiler down as necessary.
- 2. Monthly Preventive Maintenance shall be completed once per month during system operation, but not more than once per month and shall include the following:
 - a. Check traps and strainers for dirt. Check for proper operation. Check proper seating of float control. Check temperature with infrared sensor to +/-5 degrees Fahrenheit of manufacturer's specifications.
 - b. Check operation of steam valves and regulators and check system for Steam leaks. Take corrective action if necessary. Follow manufacturer's repair specifications.
 - c. Check water softener valve operation.
 - d. Lubricate condensate pump bearings as per manufacturer's recommendations.
 - e. Check packing and seating in control valves and hand valves.
 - f. Check piping and pipe lagging.
 - g. Note: Feed water pump mechanical seals must, be visually inspected on a daily basis.
- 3. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of September, and shall include the following:
 - a. Disassemble and clean feed water pumps per Schaub Bulletin 7-I 215.

4. Annual Preventive Maintenance shall be completed during the month of September and shall include the following items:
 - a. Remove and clean condensate pit pumps. See section "PUMPS-SUMP/PIT/CONDENSATE RETURN" for details.
 - b. Clean pits.
 - c. Disassemble and clean heat exchangers.
 - d. Check circulator pumps, check amperage against manufacturer's specifications, check impeller for excessive wear.
 - e. Clean strainers.

P. Unitary Equipment:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Record temperatures, pressures, voltages and amperages, etc. in operator's log.
 - b. Check and adjust operating and safety controls.
 - c. Check operation of crankcase heater.
 - d. Check oil level and add oil as required.
 - e. Check operation of control circuit.
 - f. Replace air filters.
 - g. Check operation of motor and starter contactor.
 - h. Check heating controls.
 - i. Check gas burner or heating element operation.
 - j. Check belt alignment and tension, adjust or replace as necessary.
 - k. Check condensate pump.
 - l. Check condensate drain pan safety switch.
 - m. Check humidity control on units so equipped.
 - n. Check outside air grills, if applicable
2. Annual Preventive Maintenance shall be completed during the month of October and shall include the following items:
 - a. Check unit thoroughly for refrigerant leaks.
 - b. Check and calibrate safety controls and overloads.
 - c. Meg test compressor motor and record readings.
 - d. Check main contactor, tighten all contactor terminals and check contacts for wear.
 - e. Check oil level in compressor (where applicable).
 - f. Tighten motor terminals and control panel terminals.
 - g. Check external interlocks.
 - h. Take oil sample (where applicable).
 - i. Lubricate fan bearings.
 - j. Replace belts.
 - k. Check damper operation, lubricate and adjust as necessary.
 - l. On units with Gas Heat option:
 - 1) Check operation and calibration of gas components.
 - 2) Check burner sequence of operation.

- 3) Clean and check combustion blower.
 - 4) Check combustion efficiency.
 - 5) Inspect heat exchanger.
 - 6) Check and calibrate operating controls.
- m. On units with Electric Heat option:
- 1) Inspect electrical connections and contactors.
 - 2) Check and calibrate all operating and safety controls.
- n. On units with Water/Steam Heat option:
- 1) Inspect control valves and traps.
 - 2) Check and calibrate all operating and safety controls.

Q. VAV Boxes:

1. Semi-Annual Preventive Maintenance shall be complete two (2) times per year, once during the month of April and once during the month of November and shall include the following items:
 - a. Check that pneumatic tubing/electrical connections are in place and tight.
 - b. Tighten arm on motor output shaft.
 - c. Cycle actuator and check box for proper operation.
 - d. Lubricate actuator linkage and damper pivot points.
 - e. Check boxes for loose duct connections.
 - f. Check mechanical arms for proper operation.
 - g. Check operation of heat strips where applicable
 - h. On all DDCVAV boxes, test cycle, through the BMS and observe physically all operational functions.

R. Water Treatment:

1. Condenser Water (Cooling Tower -Open System)
 - a. Bi-Weekly Preventive Maintenance shall be completed twenty six (26) times per year but not more than once every two weeks and shall include the following item:
 - 1) Check chemicals in feed tank, add or adjust concentration if necessary.
 - b. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - 1) Check chemicals in feed tank and add or adjust as necessary.
 - 2) Check dissolved solids contents in water.
 - 3) Check PH of water being treated.
 - 4) Check bleed rate.
 - 5) Check chemical content in system being treated.
 - 6) Check for algae.
 - c. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of

September, and shall include the following:

- 1) Clean chemical feed pump section strainer,
- 2) Disassemble and clean bleed line strainer.
- 3) Disassemble and clean flow through sensor.
- 4) Disassemble and clean solution bleed valve.
- 5) Disassemble and clean check valve assembly.

2. Chilled/Hot Water (Closed Loop System)

- a. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - 1) Check chemical contents in system being treated, add chemicals as necessary.

3. Steam Boiler System

- a. Daily Preventive Maintenance shall be completed once every business day and shall include the following:
 - 1) Test water hardness and note readings in operator's log.
 - 2) Check dissolved solids in water and note readings in operator's log.
 - 3) Check condensate return water for protective chemical level and note readings in operator's log.
 - 4) Check other treatment chemicals in boiler for adequate levels and note readings in operator's log.

S. Water Valves:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check for proper operation and leaks, repair or replace as necessary.

T. Variable Speed Drives:

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check all wiring connections, tighten and repair if necessary.
 - b. Verify cooling system is operating properly (refrigerant, water, and fan), make repairs as necessary.
 - c. Check voltage and amperage, insure VSD is operating within correct frequencies.

U. Fan Terminal Boxes

1. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of September, and shall include the following:

- a. Check that electrical connections are in place and tight.
- b. Tighten arm on motor output shaft.
- c. Cycle actuator and check box for proper operation.
- d. Lubricate actuator linkage and damper pivot points.
- e. Check boxes for loose duct connections.
- f. Check mechanical arms for proper operation.
- g. Check operation of heat strips where applicable
- h. On all DDCVAV boxes, test cycle, through the BMS and observe physically all operational functions.

V. Condensing Units and Heat Pumps

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Check unit and refrigerant piping for leaks, re-charge if necessary.
 - b. Check that all air intakes and passage ways for units are clear of debris.
 - c. Check voltage and amps.
2. Semi-annual Preventive Maintenance shall be completed two (2) times per year, once during the month of March and once during the month of September, and shall include the following:
 - a. Wash condenser fans with low pressure hose and cleaning agent approved by the COUNTY.
 - b. Remove fan/motor assembly, check all motor connections, and tighten if necessary.
 - c. Remove any debris inside unit.

W. Chilled Water/Heating Hot Water/Steam/DX Piping

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Inspect piping in mechanical rooms for any leaks (water and refrigerant), repair if necessary.
 - b. Inspect all piping insulation for piping systems.
 - c. Report to COUNTY attention any chilled/hot water, steam and refrigerant system lines that may need insulation repairs.

X. Ductwork (Sheet Metal/Fiberglass/Plex)

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Inspect ductwork in mechanical rooms and yards for any leaks.
 - b. Inspect all ductwork insulation; repair any insulation that has been damaged due to water intrusion/saturation.

Y. Diffusers, Grills, Registers, Louvers

1. Monthly Preventive Maintenance shall be completed twelve (12) times per year, but not more than once per month and shall include the following:
 - a. Inspect for corrosion and damage.
 - b. Inspect exterior louvers for blockage, clean as necessary.

Z. Additional Services:

1. Painting of Equipment/Components/Equipment Supports
 - a. Contractor is responsible for painting of equipment, its components and supporting structures when required, so corrosion is minimized.
 - b. Contractor is responsible for replacement of equipment panels/enclosures which have excessive corrosion.

HVAC Equipment List

FACILITY ID		FACILITY NAME													
2445		Administrative Services Center													
200 County Home Rd Sanford, FL 32773															
Year Built: 1985															
Sq ft: 9968															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU #1	Carrier	40RMQ012-B600HC	1798F38510		2nd Fl Mech Rm	1998		None	None				5 years	Yes	No
CDU #1	Carrier	38AQS012-500	0398F17628	10	Ground Side Lot	1998		None	None				5 years	No	No
AHU #2	Carrier	40RMQ012-B600HC	4698F83519		2nd Fl Mech Rm	1998		None	None				5 years	Yes	No
CDU #2	Carrier	38AQS012-500	3998F73550	10	Ground Side Lot	1998		Fin Damage & Dirty Coil	Fix Fins and Clean	\$250			5 years	No	No
AHU #3	Carrier	40RMQ018-B600HC	2599F28739		1st Fl Wellness Ctr	1999		None	None				6 years	Yes	No
CDU #3	Carrier	38AQS016-530	2299F23554	15	Ground Side Lot	1999		Dirty Coil	Clean	\$150			5 years	No	No
AHU #4	Carrier	FB4ANF024	3101A68850		1st Fl Comp Rm	2001		Dirty Filter	Clean				9 years	No	No
CDU #4	Bryant	561CJ024E	4901E11601	2	Ground Back Side	2001		Dirty Coil	Clean	\$150			9 years	No	No
AHU #5	Lennox	CBS18-41-3P	5188E68742		1st Fl Phone Rm	1988		Pan Full of Water Flow Switch Has Unit Off	Fix Water Leak or Replace Unit		\$1,640	\$2,460	1 year	No	No
CDU #5	Lennox	HS16-411U-4P	5188E01337	4	Ground Back Side	1988		Past ASHRAE Service Life	Replace		\$2,151	\$3,300	1 year	No	No
Exhaust Fan	Greenheck	GB-10-4X-0D-2A	66000457	1/4	Restroom Roof	1986		Past ASHRAE Service Life	Replace		\$1,675		1 year	No	No
AHU	Lennox	CH18-65-1	5484K07721		Wellness Ceiling	1984		Power to unit is off	Check Out way		\$1,630	\$2,445	0	No	No
CDU	Lennox	N/A	N/A	1 1/2	Ground Back Side	1984		Power to unit is off	Check Out Way		\$800	\$1,400	0	No	No
Exhaust Fan-1	N/A	N/A	N/A	N/A	Wellness Back Hallway	1984		None	None				2 years	No	No

FACILITY ID		FACILITY NAME												
2487		Animal Control Facility												
232 Bush Blvd. N. Sanford, FL Year Built: 1989 Sq. Ft. 23514														
Item	Make	Model	Serial #	Tonship/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU-1	Trane	21TB0060A1000AA	23124C23F	5	Back Of Admin	2002		Dirty coil	Clean	\$250		10 years	No	No
AHU-1	Trane	TWE060C15FDO	2322LY01V		Admin Mech Rm	2002		None	None			10 years	No	No
CDU-2	Trane	21TB0060A1000AA	2303SF83F	5	Back Of Admin	2002		Dirty coil	Clean	\$250		10 years	No	No
AHU-2	Trane	TWE060C15FDO	2322LYX1V		Admin Mech Rm	2002		None	None			10 years	No	No
WPU-1	Bard	WA372-A00	2254031033950-02	3	Cat Adoption	2002		None	None			10 years	Yes	No
WPU-2	Bard	WA372-A00	2250052173547-02	3	Cat Adoption	2002		None	None			10 years	Yes	No
Ice Machine	Maritowoc	CD0322A	10164123	1 1/2	Chicken Coop	2007		None	None			5 years	No	No
Ice Machine	Ice-O-Matic	ICE0400FA3	70712800 12614	1/2	Chicken Coop	2007		Dirty	Clean	\$4,000		10 years	No	No
Exhaust Fans (18)	N/A	N/A	N/A	1/2	Kennels Areas	1988		No power due to fire	Replace		\$15,490	1 year	No	No
Tube Heat (12)	Co-Ray-Vac	CRY-B2	00-002-020-0006	240	Kennels Areas	1988		No power due to fire	Replace		\$15,490	1 year	No	No
Vacuum Pump (3)	Co-Ray-Vac	EP1001200/AB200	9607-001-0101		Admin Bldg Staff	1988		Past ASHRAE service	Replace		\$720	1 year	No	No
Exhaust 1 of 2	Greenheck	SP-27	23055	1/2	Bathrooms	1988		life	Replace		\$720	1 year	No	No
Exhaust 1 of 2 Crematorium Freezer	N/A	N/A	N/A	N/A	Admin Bldg Public Bathrooms	1988		Past ASHRAE service life, 1 of 2 does not work	Replace		\$720	1 year	No	No

FACILITY ID		FACILITY NAME															
8025		Central Transfer Station-Scale House															
1950 St. Rd. 419 Longwood, FL																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU	Magicaire	60BVXBVW	910419464		Mech Room	1991		Past ASHRAE service life	Replace		\$1,750		1 year	Yes	No		
CDU	Snyder General	YC660G	H891414974	5	Rear of Scale House	1989		Past ASHRAE service life	Replace		\$3,480	\$4,950	1 year	No	No		

FACILITY ID		FACILITY NAME													
8025		Central Transfer Station / Admin Bldg.													
1950 St. Rd. 419 Longwood, FL Year Built: 1992															
Item	Make	Model	Serial #	Tons/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Carrier	39LA15GA-BX-6BE-A9	2302F67225		Lower Mech Room	2002		None	None	\$300			10 years	Yes	Yes
CDU	Carrier	38AF-034-S10AC	2302F62282	30	Ground On Hill	2002		Dirty coil	Clean				10 years	Yes	Yes
PRV-1	Penn	CB18	T1	1/4	Roof	1992		Fan not running	Replace		\$960		1 year	No	No
PRV-2	Penn	RB30	T2	3	Roof	1992		Fan not running	Replace		\$3,355		1 year	No	No
PRV-3	Penn	AB20	T3	1/3	Roof	1992		Fan not running	Replace		\$1,030		1 year	No	No
Ice Machine	Hoshizaki	KM-500MAF	KO7544L	2	Lower Mech Room	2001		None	None				5 years	No	No
Propeller Fan	Penn	BCH42	146284	3	Left Transfer Bay Tunnel	1992		None	None				5 years	No	No
Propeller Fan	Penn	BCH42	146284	3	Left Transfer Bay Tunnel	1992		None	None				5 years	No	No
Propeller Fan	Penn	BCH42	146284	3	Left Transfer Bay Tunnel	1992		None	None				5 years	No	No
Propeller Fan	Penn	BCH42	146284	3	Left Transfer Bay Tunnel	1992		None	None				5 years	No	No
Vane Axial Fan	Aerobent	38W729-VW-1750-20	910166-002	2	Right Transfer Bay Tunnel	1992		None	None				10 years	No	No
Vane Axial Fan	Aerobent	38W729-VW-1750-20	910166-001	2	Right Transfer Bay Tunnel	1992		None	None				10 years	No	No
Vane Axial Fan	Aerobent	38W729-VW-1750-20	9101600-002	2	Right Transfer Bay Tunnel	1992		None	None				10 years	No	No
Vane Axial Fan	Aerobent	38W729-VW-1750-20	N/A	2	Right Transfer Bay Tunnel	1992		None	None				10 years	No	No

FACILITY ID		FACILITY NAME														
8025		Central Transfer Station / Maintenance Bldg.														
1950 St. Rd.419																
Longwood, FL																
Year Built: 1992																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
Exhaust Fan 1 of 2	Greenheck	RDU-36-618-B30-X	07B03302	N/A	Maintenance Bldg Roof	2007		None	None				20 years	No	No	
Exhaust Fan 1 of 2	Greenheck	RDU-30-422-B10-X	07D03300	N/A	Maintenance Bldg Roof	2007		None	None				20 years	No	No	

FACILITY ID		FACILITY NAME														
8103		Chuluota Wilderness Caretaker House														
3895 Curryville Rd Oviedo, FL 32766																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
CDU	Carrier	388YC024340	3502E05228	2	Chuluota Caretaker house	2002		NONE	NONE				8 yrs	NO	NO	
AHU	Carrier	FC4BNF030	4102A70627		Chuluota Caretaker house	2002		NONE	NONE				8 yrs	NO	NO	

FACILITY ID		FACILITY NAME														
2476		Civil Courthouse Building														
301 Park Ave. North Sanford FL Year Built: 1973 Sq ft: 99000																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
Chiller 1	Trane	RTHA215FCPOLDOC3LF2LFNN00G	U91L06802	215	1st Fl Mech Rm	1991		None	None				7 years	No	Yes	
Chiller 2	Trane	RTHA215FCPOLDOC3LF2LFNN00G	U91L06801	215	1st Fl Mech Rm	1991		None	None				7 years	No	Yes	
Cooling Tower 1	Marley	XM256TLFP8837	535252		North Tower Penthouse	1991		Rusty motor, scale buildup	Clean or replace		\$42,070		2 years	No	Yes	
Cooling Tower 2	Marley	XM256TLFP8837	535252		North Tower Penthouse	1991		Rusty motor, scale buildup	Clean or replace		\$42,070		2 years	No	Yes	
Boiler	Weil-McLain	BG1394WS		4200	1st Fl Mech Room	1997		None	None				20 years	No	No	
CWP #1	Weinman	4L2-000P14G4	182545-2	720	1st Fl Mech Room	1991		None	None				3 years	No	No	
CWP #2	Weinman	4L2-000P14G4	182545-1	720	1st Fl Mech Room	1991		None	None				3 years	No	No	
CHWP #1	N/A	N/A	N/A		1st Fl Mech Room	N/A		None	None				5 years	No	No	
CHWP #2	N/A	N/A	N/A		1st Fl Mech Room	N/A		None	None				5 years	No	No	
HWP #1	PACO	29-40111-145001-06	H24625 A		1st Fl Mech Room	N/A		Corroded	Replace		\$8,952		1 year	No	No	
HWP #2	PACO	29-40111-145001-06	H24625 B		1st Fl Mech Room	N/A		Leaks oil	Replace		\$8,952		1 year	No	No	
Air Compressor 1	Kellogg	332TVX	71330		1st Fl Mech Room	N/A		None	None				5 years	No	No	
Air Compressor 2	Devilbiss	H4943	418905		1st Fl Mech Room	N/A		None	None				5 years	No	No	
AHU 1	Trane	M-25	K1F201113		South Tower 2nd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$25,225		1 year	Yes	Yes	
AHU 2	Trane	M-14	K1G201118		South Tower 2nd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$19,675		1 year	Yes	Yes	
AHU 3	Trane	M-25	K1F201114		South Tower 3rd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$25,225		1 year	Yes	Yes	
AHU 4	Trane	M-10	K1G201119		South Tower 3rd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$17,200		1 year	Yes	Yes	
AHU 5	Trane	M-17	K1F201115		South Tower 3rd Fl Mechanical Room	1975		Past ASHRAE service life	Replace		\$20,850		1 year	Yes	Yes	
AHU 6	Trane	L-8	K1F201116		South Tower 1st Fl Hallway Ceiling	1975		Past ASHRAE service life	Replace		\$15,670		1 year	Yes	Yes	
AHU 7	Trane	M-12	K1F201117		South Tower 2nd Fl Hallway	1975		Past ASHRAE service life	Replace		\$17,850		1 year	Yes	Yes	
AHU 8	Trane	83	K1H201265		North Penthouse	1975		Past ASHRAE service life	Replace		\$37,648		1 year	Yes	Yes	
AHU 9	Liebert	FH125A-A01	103324B		1st Fl North	1985		Past ASHRAE service life	Replace		\$18,060		2 years	No	No	
CDU 9	Trane	CAUD-C154-B	T98F13429	10	Northeast Ground	1998		Dirty Coil	Clean	\$400			5 years	No	No	
AHU 10	Payne	PF1MNA024	2398A9272		South Tower Mechanical Com Room	1998		None	None				5 years	No	No	
CDU 10	Payne	PA10J024A	3098E21100	2	South Tower Mechanical Room	1998		Dirty coil	Clean	\$400			5 years	No	No	
AHU 1	Goodman	ARUF30301BA	6060 37953		North Tower Penthouse Com Room	2006		None	None				13 years	No	No	
CDU 1	Goodman	GSC130301AA	6067 88733	2 1/2	North Tower Penthouse	2006		None	None				13 years	No	No	
AHU 2	Carrier	FB4ANF060	3200A73968		North Tower Elevator Room	2000		None	None				7 years	No	No	

FACILITY ID		FACILITY NAME														
2476		Civil Courthouse Building														
301 Park Ave. North Sanford FL Year Built: 1973 Sq ft: 99000																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
CDU 2	Carrier	38CK060300	1880E27383	5	North Tower Roof	2000		Suction line not insulated	Insulate	\$250			7 years	No	No	
AHU 3	Carrier	FB4AN036	3010A56244		South Tower Penthouse	2000		Unit not cooling	Check freon	\$400			7 years	No	No	
CDU 3	Carrier	38CK036340	2500E1495	3	South Tower Roof	2000		Bad condenser motor	Fix or replace		\$2,260	\$3,030	7 years	No	No	
Exhaust Fans (8)	Sound Air	N/A	N/A	4	Roof	1975		Past ASHRAE service life	Replace		\$11,800		0	No	No	

FACILITY ID		FACILITY NAME													
3115		Tax Collector - West Branch													
995 SR 434 Longwood, FL															
Item	Make	Model	Serial #	Tons/ft ³ /mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
RTU 1	Carrier	SDFP01250	US96828	10	Roof	1989	5	Dirty Coil	Clean	\$400			2yrs	Yes	No
RTU 2	Trane	TCC080F300BA	K261R3W2H	5	Roof	1995	5	None	None				4yrs	Yes	No

FACILITY ID		FACILITY NAME													
2454		Clerk of the Court - West Branch													
995 SR 434															
Longwood, FL															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU 1	Trane	TWG060A150B1	4491L8Y6V		In Ceiling	2004		None	None				12yr's	No	No
CDU 1	Carrier	TTR060C100A2	L104TM7BF	5	On Roof	1996		None	None				3yr's	No	No
AHU 2	Carrier	40QH048300	T301919		In Ceiling	2001		None	None				7yr's	No	No
CDU 2	Carrier	38EC148300	X308886	4	On Roof	1986		Past ASHRAE Service Life	Replace		\$3,080	\$5,560	1yr	No	No

FACILITY NAME															
Clerk of the Court - East Branch															
FACILITY ID															
8029															
384 Wishnie Blvd Casselberry, FL															
Item	Make	Model	Serial #	Tons/ft ² /mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU 4	Tempstar	NB43024SKAI	18814888706		CLERK OFFICE CEILING	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$1,500		1YR	NO	NO
CDU 4	Whisper	H21B2434-BCA	302365236653	2	OUTSIDE BACK WALL OF BLDG.	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,216	\$3,630	1YR	NO	NO
AHU 5	Tempstar	NB430305KAI	18813585946		CLERK OFFICE CEILING	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,400		1YR	NO	NO
CDU 5	DUCCANE	AC10B30-A	4592290347	2 1/2	OUTSIDE BACK WALL OF BLDG.	2003		NONE	NONE				11YRS	NO	NO
AHU 6	Goodman	A60-01	8704001138		CLERK OFFICE CEILING	1987		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,850		1YR	NO	NO
CDU 6	DUCCANE	2AC13L60P-1B	662551303650	5	OUTSIDE BACK WALL OF BLDG.	2007		NONE	NONE				14 YRS	NO	NO

FACILITY ID		FACILITY NAME													
8026		Tax Collector - West Branch													
384 Wilshire Blvd Casselberry, FL															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU 1	Tempstar	BCM060XKA1	L881091156		TAG OFFICE CEILING	1989		PAST ASHRAE SERVICE LIFE	REPLACE		\$3,650		1YR	NO	NO
CDU 1	Payne	PA10JA048A	4699E04832	4	OUTSIDE BACK WALL OF BLDG.	1999		NONE	NONE				7YR'S	NO	NO
AHU 2	GOODMAN	ARUF036-00A-1A	501600786		TAG OFFICE CEILING	2005		NONE	NONE				13YR'S	NO	NO
CDU 2	GOODMAN	CKL3L-1L	508263714	3	OUTSIDE BACK WALL OF BLDG.	2005		NONE	NONE				13YR'S	NO	NO
AHU 3	Luxaire	C+HC024SA	ECXS175709		HALL WAY BACK OF BLDG.	2002		NONE	NONE				10YR'S	NO	NO
CDU 3	Bryant	590ANX02400AAAA	2490E20666	2	OUTSIDE BACK WALL OF BLDG.	1990		PAST ASHRAE SERVICE LIFE	REPLACE		\$2,216	\$3,630	1YR	NO	NO

FACILITY ID		FACILITY NAME															
2442		Co-op Extension Center - Extension Admin Office															
240/250 County Home Rd																	
Sanford FL 32773																	
Year Built: 1979																	
Sq Ft: 7894																	
Item	Make	Model	Serial #	Tons/hp/mbtu fgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU	Carrier	40RMQ016-B600HC	4998F86427		Coop Mech Rm	1998		Outside Air Blocked off	Remove Cardboard				5yrs	Yes	No		
CDU	Carrier	38AQ5016-500	5098F88379	15	Ground Coop	1998		Fin Damage Dirty Coil	Fix & Clean	\$250			4ys	No	No		
Exhaust Fan	N/A	N/A	N/A	N/A	Coop Roof	1988		Fan needs belt. FAN past ASHRAE service life	Replace Fan		\$1,720		1yr	No	No		

FACILITY ID		FACILITY NAME														
2442		Co-op Extension Center - Auditorium														
240/250 County Home Rd																
Sanford FL 32773																
Year Built: 1979																
Sq ft: 7894																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU	Carrier	40RMQS016-B600HC	5098F88081		Auditorium Mech	1998		None	None				5yr's	Yes	No	
CDU	Carrier	38AQS016-500	2498F49514	15	Ground Auditorium	1998		Plants Around C/U	Trim Back Plants				4ys	No	No	
Exhaust Fan	N/A	N/A	N/A	N/A	Auditorium Roof	1988		Fan won't run FAN past ASHRAE service life	Replace Fan		\$1,720		1yr	No	No	
Ice Machine	Manitowoc	QD0282A	10362276	1	Auditorium Outside	2001		None	None				5yr's	No	No	

FACILITY ID		FACILITY NAME													
8014		WTP Greenwood Lakes Reuse													
1120 Wailua Ln. Lake Mary, FL 32746															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU	Trane	2TWR1060A1000A8	5102TC81F	5		3/2005		NONE	NONE				12yr's	No	No
AHU	Trane	TWE060C15FD0	50924592V					NONE	NONE				12yr's	No	No

FACILITY NAME															
Traffic Engineering - Paint Storage															
FACILITY ID															
3602															
140 Bush Loop															
Santford, FL 32773															
Year Built: 1970															
Sq. ft.: 8070															
Item	Make	Model	Serial #	Tons/hr/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rece.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Ductless Wall Unit	Fujitsu	ASU18CL	DCA004749		Face Room	2004		None	None				11 years	No	No
CDU	Fujitsu	ACU18CL	DCRN0557D	1 1/2	Transmitter Tower Area	2004		None	None				11 years	No	No

FACILITY ID		FACILITY NAME														
8023		Transmitter Bldg.-Altamonte Springs														
175 Newbury Ave.																
Altamonte Springs, FL 32701																
Year Built: 1990																
Sq. ft.: 198																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
WPU 1	Bard	24WA2	62K82289184	2	OUT SIDE N. WALL	1989	REACHES	REACHED ASHRAE SERVICE LIFE	REPLACE		\$2,890		0 YRS	YES	NO	
WPU 2	Bard	24WA2	62K82289191	2	OUT SIDE N. WALL	1989	REACHES	REACHED ASHRAE SERVICE LIFE	REPLACE		\$2,890		0 YRS	YES	NO	

FACILITY ID		FACILITY NAME														
3247		Transmitter Bldg.-Chuluota														
1301 Tropical Ave.																
Oviedo, FL. 32766																
Year Built: 1995																
Sq ft: 280																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
WPU 1	Liebert	ET060-PFO	349041-006	5	wall	1990		dirty	clean	\$250			2yr's	none	n/a	
WPU 2	Liebert	ET060-PFO	349041-005	5	wall	1990		dirty	clean	\$250			2yr's	none	n/a	
WPU 3	Liebert	ET060-PFO	349041-002	5	wall	1990		dirty	clean	\$250			2yr's	yes	n/a	

FACILITY ID		FACILITY NAME													
3246		Transmitter Bldg.-Dike Road													
3574 Dike Rd.															
Oviedo, FL 32765															
Year Built: 2000															
Sq ft: 315															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace High Eff. \$\$	Useful Life Remaining	5yrs	Yes	no
MPU 1	Carrier Aire	W36CF1081F00A	998-522651	3	Out side of bldg, wall mount	1999				250					

FACILITY ID		FACILITY NAME														
2492		Transmitter Bldg.-Five Points														
144 Bush Loop																
Sanford, FL, 32773																
Year Built: 1995																
Sq Ft: 640																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
WPU 1	Comfort Aire	W60C500B1F00A	97C-P30226H	5	Outside S.-Wall	1997		Dirty Coil	Clean	\$150			5yrs	Yes	No	
WPU 2	Comfort Aire	W60C500B1F00A	98B-P30277H	5	Outside W.-Wall	1998		Dirty Coil	Clean	\$150			5yrs	Yes	No	
WPU 3	Comfort Aire	W60C500B1F00A	98B-P302275H	5	Outside W.-Wall	1998		Dirty Coil	Clean	\$150			5yrs	Yes	No	
WPU 4	Comfort Aire	W60C500B1F00A	97-CP30225H	5	Outside N.-Wall	1997		Dirty Coil	Clean	\$150			5yrs	Yes	No	

FACILITY ID		FACILITY NAME														
3284		Transmitter Bldg.-Geneva														
2nd Street																
Geneva, FL 32732																
Year Built: 1995																
Sq. ft. : 300																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
WPU 1	Liebert	ET060A-PFD	349041-004	5	Exterior Wall	1990		Dirty coil	Clean				1 year	No	No	
WPU 2	Liebert	ET060A-PFD	349041-003	5	Exterior Wall	1990		Dirty coil	Clean				1 year	No	No	
WPU 3	Liebert	ET060A-PFD	349041-001	5	Exterior Wall	1990		Dirty coil	Clean				1 year	Yes	No	

FACILITY NAME															
Transmitter Bldg - Oviedo															
FACILITY ID	8115														
420 Alexandria Blvd. Oviedo, FL 32773 Year Built: 2002 Sq. ft.: 384															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining yrs	Outside Air yes no	EMS? yes no
PKG 1	Bard	X-WA701B09EPD053	187B011589435-02	3	Out side Front of Bldg.	2002		none	none					yes	no
PKG 2	Bard	W-WA701B09EPD053	187B011589430-02	3	Out side Back of Bldg.	2002		none	none					yes	no

FACILITY ID	FACILITY NAME																							
8022	Transmitter Bldg.-Paola																							
4905 Wayside Dr. Santford, FL 32771 Year Built: 2006 Sq. ft. : 288																								
Item	Make	Model	Serial #	Tons/amp/mbtu Ignon	Location	Equip Ser Date	Rating	Deficiencies	Reec.	Repair \$\$	Replace \$\$	High Eff \$\$	Useful Life Remaining 3YR	Outside Air	EMS?									
Package Unit	Carrier	502P-030-301	2197G41359	2 1/2	EAST SIDE OF BLDG	1997		DIRTY	CLEAN COIL & SERVICE	\$250			3YR	NO	NO									
PWU-1	BARD	WL602-A05XVWXXJ	153M041965296-02	5	NORTH SIDE OF BLDG	2002		NONE	NONE				10YR	YES	NO									
PWU-2	BARD	WA602-A05XVWXXJ	152F052037288-02	5	NORTH SIDE OF BLDG	2002		NONE	NONE				10YR	YES	NO									

FACILITY ID		FACILITY NAME													
2494		Transmitter Bldg.-Sabal Point													
930 Wekiva Spr. Rd Longwood, FL 32779 Year Built: 1995 Sq ft: 144															
Item	Make	Model	Serial #	Tons/tp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rece.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	Armstrong Air	BCS2M24C00NA1P-1	6007D27329		Inside Bldg. Back Wall	2007		None					14 years	No	No
C/U-1	Armstrong Air	2SCU13LE124P-1	1608E20771	2	Outside Front of Bldg.	2007		None					14 years	No	No

FACILITY ID		FACILITY NAME													
3645		Work Release Center													
Bush Blvd.															
Sanford, FL 32773															
Year Built: 1987															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Gas Package Unit 1	Trane	YCC036F3H0BD	M143LEE1H	3	Women's Dorm	1997		Fin damage	Fix	\$150			4 years	No	No
Gas Package Unit 2	Trane	YCH102C3H0AB	M45101411D	10	Main Bldg	1997		Fin damage	Fix	\$150			4 years	Yes	No
Gas Package Unit 3	Trane	YCH090D3H0BE	M25101925D	7 1/2	Men's Dorm	1997		Fin damage and dirty	Fix and clean	\$400			4 years	Yes	No
Kitchen Exhaust	Penn	FX148FT	N/A	5	Roof	N/A		None	None				10 years	No	No
Kitchen Intake	Penn	N/A	N/A	5	Roof	N/A		Rusty housing	Clean and paint	\$1,200			10 years	Yes	No
Ice Machine	Cornelius	IAC322	63E96418C053	1	Kitchen	1992		Not hooked up	Hook up	\$1,000			5 years	No	No
Exhaust Fan	Penn	DX13VSR	N/A	1/4	Roof	N/A		None	None				10 years	No	No
Exhaust Fan	Penn	DX13VSR-04	N/A	1/4	Roof	N/A		None	None				10 years	No	No

FACILITY ID		FACILITY NAME														
8121		WTP - Apple Valley														
190 1/2 Hillcrest St Altamonte Springs, FL 32714																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
Bard Unit	Bard	WA121-A06XXXE	158A021699905-01	1	W.T.P. Apple Valley	2001		NONE	NONE				7 years			

FACILITY ID		FACILITY NAME														
8013		WTP - Country Club														
229 Silk Bay Place																
Lake Mary, FL 32746																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
Bard Unit	Bard	WA242-A08	140J021747799-02	2	W.T.P. Country Club	2002		NONE	NONE				8 years			

FACILITY ID		FACILITY NAME															
8014		WTP Greenwood Lakes															
505 Wexdon Ct																	
Lake Mary, FL 32746																	
Year Built: 1976																	
Sq ft: 1344																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
Ductless A/C Unit	Fujitsu	ASU24CL	DDA009540	2	Office/Com.-Room	2007		Leaks Water	Fix Leak	\$250			15yr's	No	No		
C/U	Fujitsu	A0U24CL	DDN009540	2	Outside Com.-Room	2007		None	None				15yr's	No	No		
Exh.-Fan	Dayton	9K965	N/A	1/20	Acid Bldg.	1998		Dirty	Clean	\$150			5yr's	No	No		
Exh.-Fan	Dayton	9K965	N/A	1/20	Acid Bldg.	1998		Don't Work	Replace		\$1,590		0yr's	No	No		
Exh.-Fan	Dayton	4C36213	07F96-961740	1/4	Chlorine-Room	1996		No Power	Find Power Feed				5yr's	No	No		

FACILITY ID		FACILITY NAME														
8073		Traffic Engineering - Fabrication Shed/Sign Shop														
138 Bush Loop																
Sanford, FL 32773																
Year Built: 1985																
Sq Ft: 1335																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU	Advanced Distributer Products	RCME36230S002	7107M01942		Back of Shop	2007		None	None				15 years	No	No	
CDU	Ducane	2AC13L30P-28	4608BU5667	2 1/2	Back of Shop	2007		None	None				15 years	No	No	

FACILITY ID		FACILITY NAME													
2434		Traffic Engineering - Office and Shop													
140 Bush Loop															
Sanford, FL 32773															
Year Built: 1970															
Sq ft: 8070															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWE090A300CA	Z213J585H		Storage Closet	2001		None	None				8 years	No	No
CDU	Trane	TWA090A300DA	Z035J95AH	7 1/2	West Side Bldg	2001		Dirty coil	Clean	\$200			8 years	No	No
AHU	Trane	TWE120A300CA	Z231Y8X5H		Break Room	2001		None	None				8 years	No	No
CDU	Trane	TWA120A300DA	Z285M7RAH	10	East Side Of Bldg	2001		Dirty coil	Clean	\$200			8 years	No	No

FACILITY ID		FACILITY NAME															
8063		Traffic Engineering - Warehouse															
140 Bush Loop																	
Sanford, FL 32773																	
Year Built: 1970																	
Sq ft: 8070																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU	Armstrong Air	BCS2M36COONA1P-1	6007E18016		Back of Warehouse	2006		None	None				15 years	No	No		
CDU	Armstrong Air	2SCU13LE136P-1	1606B11562	3	Rear of Warehouse	2006		None	None				15 years	No	No		
Ice Machine	Ice-O-Matic	ICE0500FA2	K217-09182-Z	1	Warehouse	2006		Dirty coil	Clean	\$100			10 years	No	No		
Exhaust Fan	N/A	N/A	N/A	1 1/2	Warehouse	N/A		None	None				5 years	No	No		
Exhaust Fan	N/A	N/A	N/A	1 1/2	Warehouse	N/A		None	None				5 years	No	No		

FACILITY ID		FACILITY NAME													
2509		Sylvan Lake Park													
845 Lake Markham Rd. Sanford, FL 32771 Year Built: 1993 Sq ft: 15180															
Item	Make	Model	Serial #	Tons/lp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	MCC0308E008AA	K92C13434		Unstairs Mech Rm	1995		NONE	NONE				8YRS	YES	YES
CDU	Trane	RAUCC508E8138F2	J92M64154	50	Outside Mech Yard	1994		NONE	NONE				8YRS	NO	YES
VAV-10F-24 PRV 1	ENVIRONMENTAL	SS-9301-00119	E95267	3.00-KW	Inside Bldg	1993		NONE	NONE				5YRS	NO	YES
Ice Machine	N/A	N/A	N/A	1	Roof	1993		NONE	NONE				5YRS	NO	N/A
2-Exhaust Fans	Hoshizaki	KM500MAE	D01412A	2	ROOM#46	2001		NONE	NONE				5YRS	NO	NO
Resquetball Court	ATTIC FAN	ASR-HP	E61959	1/2	SOCCER FIELD RESTROOMS	2005		NONE	NONE				8YRS	NO	NO

FACILITY ID		FACILITY NAME														
3020		Osceola Landfill - Scale House														
1930 E. Osceola Rd. Geneva, FL 32732																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
Package Unit	Bryant	N/A	N/A	N/A	Land Fill Scale House	N/A		Past ASHRAE Service Life	Replace		\$5,400	\$8,100	0 YRS			

FACILITY ID		FACILITY NAME															
3599		Parks Office Five Points															
121 Bush Blvd Sanford, FL 32773																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
CDU	Goodman	CRKJ50-1AB	9906455049	N/A	Parks Office	N/A		Past ASHRAE Service Life	Replace		\$2,151	\$3,300	1 YR				

FACILITY NAME Red Bug Lake Park															
FACILITY ID	2459														
3600 Red Bug Lake Rd. Cassiberry, FL 32707 Year Built: 1975 Sq ft: 1872															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Reec.	Repair \$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	T1ME00A300CA	Z352SY75H		Men's Rest Room	2001		none	none				3yr's	no	no
CDU	Trane	T1A060D300A1	Z323TEM3F	5	North side of Bldg.	2001		Dirty	Clean Coil	\$400			3yr's	no	no
Exhaust Fans	Nutone	n/a	n/a	1/6	Men's & Women's Rest rooms	1996		Dirty	Clean	\$400			8yr's	no	no
Ice Machine	Hoshizaki	KM500MAE	F13435H	2	Office	1999		Dirty	Clean Filter	\$200			3yr's	no	no
8-Propeller Fans	Dayton	5C040C	Ref# K58FXRRM-	1/2	Racquetball Courts	N/A		none	none				5yr's	no	no

FACILITY ID		FACILITY NAME															
2433		Roads Division Admin															
177 Bush Loop																	
Sanford, FL 32773																	
Year Built: 1994																	
Sq ft: 2704																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU	Trane	TWE090A300DA	2323XLD5H		Inside Mech Rm	2002		None	None				9 years	No	No		
CDU	Trane	TVVA090A300EA	250306FAD	7 1/2	Rear of Bldg	2002		Unit Off of Pad	Re-center				9 years	No	No		
Exhaust Fan	Nutone	QT-150N	RL10339	1/4	Men's Restroom	2002		None	None				10 years	No	No		
Exhaust Fan	N/A	N/A	N/A	1/4	Women's Restroom	2002		None	None				10 years	No	No		

FACILITY ID		FACILITY NAME															
2440		Roads Division Operation															
177 Bush Loop																	
Sanford, FL 32773																	
Year Built: 1994																	
Sq ft: 3000																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
WPU-1	Bard	30WA6-A15N	A99K910695171	2 1/2	Front Of Bldg	1991		None	None				2 years	Yes	No		
WPU-2	Bard	60WA-A20N	091K910692182	5	Side Of Bldg	1991		None	None				2 years	Yes	No		
Exhaust Fan	AO-Smith	DE3H017N	40RA	1/4	Storage Room	2001		None	None				13 years	No	No		
Exhaust Fan	Broan	N/A	N/A	1/4	Men's Restroom	N/A		None	None				5 years	No	No		
Exhaust Fan	N/A	N/A	N/A	1/4	Women's Restroom	N/A		None	None				5 years	No	No		

FACILITY ID		FACILITY NAME															
2441		Roads Scale House Storage Building															
101 Bush Loop																	
Sanford, FL 32773																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU	Trane	TWE030614FB0	R503TFX2U	N/A	Roads Scale House	2000		NONE	NONE				6 YRS				
CDU	Goodman	TWR030C100A5	22721HC4F	N/A	Roads Scale house	2000		NONE	NONE				6 YRS				

FACILITY ID		FACILITY NAME													
8054		Roads Maintenance, Asphalt & Drainage													
163 Bush Blvd Sanford, FL 32773															
Item	Make	Model	Serial #	Tons/tp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMSR
Bard Unit	Bard	AVP36LA1-M3-1000AJ	N/A	N/A	Roads Asphalt	N/A		Past ASHRAE Service Life	Replace		\$5,400	\$8,100	1 YR		

FACILITY ID		FACILITY NAME															
2435		Roads Team 5 Trailer															
171 Bush Loop Sanford, FL 32773																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
Bard Unit	Bard	N/A	N/A	N/A	Roads team 5 Trailer	N/A		UNIT PASSED ASHRAE SERVICE LIFE	REPLACE UNIT		\$5,400	\$8,100	1 YR				
Bard Unit	Bard	N/A	N/A	N/A	Roads team 5 Trailer	N/A		UNIT PASSED ASHRAE SERVICE LIFE	REPLACE UNIT		\$5,400	\$8,100	1 YR				

FACILITY ID		FACILITY NAME															
2458		Sanlando Park															
401 Highland St.																	
Altamonte Springs, FL 32714																	
Year Built: 1978																	
Sq ft: 2430																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU-1	Bryant	FB4ANF060	1897A17555			1997		Mold & Mildew	Cleaning	\$400			4yr's	no	no		
CDU-1	Bryant	661CE060A	4796E03477	5		1996		Fin Damage	Cleaning	\$400			4yr's	no	no		
AHU-2	Bryant	FC4BNF030	0697A17830			1997		Mold & Mildew	Cleaning	\$400			4yr's	no	no		
CDU-2	Bryant	663CJ024-A	0397E18830	2 1/2		1997		Fin Damage	Cleaning	\$400			4yr's	no	no		
Exhaust Fan		Ceiling Mount	1 Per Restroom	1	Pro Shop			Dirty	Cleaning	\$200			1yr	no	no		
Exhaust Fans	Dayton	5C040M	8 Units	8	Racquetball Courts			Dirty	Cleaning	\$1,000			3yr	no	no		
Ice Machine	Manitowoc	QD0282A	990862725	1	Pro Shop			Problems REPORTED	Cleaning	\$200			2yr's	no	no		

FACILITY ID		FACILITY NAME														
8117		SCFD Fire Training Facility														
201 Valentine Way																
Longwood, FL 32750																
Year Built: 1973																
Sq ft: 44400																
Item	Make	Model	Serial #	Tons/hp/lbmtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU1-1	CARRIER	FY4ANF024	0907A75323		MECH-ROOM-127	2007		NONE	NONE				15yr's	YES	NO	
C/U1-1	CARRIER	24ACA324A300	2407E43000	2	FRONT NW, SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
AHU1-2	CARRIER	FY4ANF042	2507A88458		MECH-ROOM-127	2007		NONE	NONE				15yr's	YES	NO	
C/U1-2	CARRIER	24ACA342A300	2107E21510	3 1/2	FRONT NW, SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
AHU1-3	CARRIER	FY4ANF024	0607A71115		MECH-ROOM-133A	2007		NONE	NONE				15yr's	YES	NO	
C/U1-3	CARRIER	24ACA324A300	2407E42935	2	FRONT NE, SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
AHU1-4	CARRIER	FY4ANF042	2507A88455		MECH-ROOM-121	2007		NONE	NONE				15yr's	YES	NO	
C/U1-4	CARRIER	24ACA342A300	0907E08606	3 1/2	FRONT NW, SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
AHU1-5	CARRIER	FY4ANF048	2407A83813		MECH-ROOM-101A	2007		NONE	NONE				15yr's	YES	NO	
C/U1-5	CARRIER	24ACA348A300	2407E14402	4	FRONT NE, SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
AHU1-6	CARRIER	FY4ANF036	2007A69434		CLASS ROOM SW. END OF BLDG	2007		NONE	NONE				15yr's	YES	NO	
C/U1-6	CARRIER	24ACA336A300	1307E32574	3	SW. END BACK OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
AHU1-7	CARRIER	40QNC009-3	2107Y30601		COMM. ROOM W. SIDE OF BLDG	2007		NONE	NONE				15yr's	NO	NO	
C/U1-7	CARRIER	39HDV009-3	1706Y01111	1 1/2	OUTSIDE COMM. ROOM W. SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
AHU2-1	CARRIER	FY4ANF048	2407A83851		2ed FLOOR MECH-ROOM 205	2007		NONE	NONE				15yr's	YES	NO	
C/U2-1	CARRIER	24ACA348A300	2207E00306	4	FRONT NE, SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
OAH-1	ADDISON	VCA051C01E	70501802001	4 1/4	MECH-ROOM-101A	2007		NONE	NONE				15yr's	YES	NO	
OACU-1	ADDISON	RCA061001F	70501801001	4 1/4	FRONT NE, SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
OAU-2	ADDISON	HCA051C01E	70501803001	4 1/4	2ed FLOOR MECH-ROOM-205	2007		NONE	NONE				15yr's	YES	NO	
OACU-2	ADDISON	RCA061001F	70501801002	4 1/4	FRONT NE, SIDE OF BLDG.	2007		NONE	NONE				15yr's	NO	NO	
AHU-NO-TAG	INTERTHERM	B3BV-024K-AB	B3D040701333		LOGISTICS OFFICE	N/A		NONE	NONE				12yr's	NO	NO	
C/UNO TAG	INTERTHERM	DS3BA-024KA	DS0050502995	2	NE, SIDE OF LOGISTICS OFFICE	N/A		NONE	NONE				12yr's	NO	NO	
AHU-10	TRANE	TWE042C14FC0	5312M871V		BACK OF LOGISTICS WARE HOUSE	2005		NONE	NONE				12yr's	NO	NO	
C/U-10	TRANE	2TTB0042A1000AA	5384U8F3F	3	SE-SIDE OF LOGISTICS WARE HOUSE	2005		NONE	NONE				12yr's	NO	NO	
AHU-11	TRANE	TWE090A300EL	5404TWJ8D		LOGISTICS WARE HOUSE E.-WALL	2005		NONE	NONE				12yr's	NO	NO	
C/U-11	TRANE	TTA090A400FA	54013CUAD	7 1/2	SE-SIDE OF LOGISTICS WARE HOUSE	2005		NONE	NONE				12yr's	NO	NO	
AHU-12	TRANE	TWE090A300EL	5405KC68D		LOGISTICS WARE HOUSE E.-WALL	2005		NONE	NONE				12yr's	NO	NO	
C/U-12	TRANE	TTA090A400FA	53830HBAD	7 1/2	SE-SIDE OF LOGISTICS WARE HOUSE	2005		COIL FIN DAMAGE- DIRTY	FIX AND CLEAN	\$400			12yr's	NO	NO	
AHU-NO-TAG	GOODMAN	ARUF042-00A-18	601691989		2ed FLOOR LOGISTICS CLASS ROOM	N/A		NONE	NONE				8yr's	NO	NO	
C/U-NO-TAG	GOODMAN	GSC130301A-A	060249176B	3 1/2	BACK OF LOGISTICS WARE HOUSE	N/A		NONE	NONE				8yr's	NO	NO	
AHU-NO-TAG	LENNOX	N/A	N/A		SHOP BACK OF LOGISTICS WARE HOUSE	1995		DIRTY	REPLACE		\$1,640		1yr	NO	NO	
C/U-NO-TAG	LENNOX	10HPB36-1P	5895F-13050	3	OUTSIDE EAST SIDE OF SHOP	1995		DIRTY	REPLACE UNIT WITH A/H		\$2,151	\$3,300	1yr	NO	NO	
ICE MACHINE	HOSHIZAKI	KM-1300MAN	002161E	1	INSIDE NE WALL OF BLDG.	N/A		DIRTY	WASH & REPLACE	\$200			6yr's	NO	NO	
EXHAUST FAN'S 1 OF 3	GREENHECK	SP-B-70-QD	N/A	1/4	MEN'S & WOMEN'S REST ROOM'S	2007		NONE	NONE				20yr's	NO	NO	
EXHAUST FAN 1 OF 2	GREENHECK	SP-A250-QD	10841168	1/4	OUT DOOR REST ROOM'S	2007		NONE	NONE				20yr's	NO	NO	
EXHAUST FAN 1 OF 2	GREENHECK	SP-A250-QD	10841157	1/4	OUT DOOR REST ROOM'S	2007		NONE	NONE				20yr's	NO	NO	

FACILITY ID		FACILITY NAME													
8075		Sheriff's Office / Public Safety Building													
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
100150 Bush Blvd. Sanford, FL 32773 Year Built: 1998 Sq. ft.: 120600															
Chiller 1	Trane	RTAA270	U97F02844	270	Chiller Yard	1997		Corroded and dirty coil	Clean	\$1,500			8 years	No	No
Chiller 2	Trane	RTAA270	U97F02845	270	Chiller Yard	1997		Corroded and dirty coil	Clean	\$1,500			8 years	No	No
Chiller 3	Trane	CGWD094CJOHTDOR4FFBU	U01J01959	50	Ch Mech Rm	2001		None	None				13 years	No	Yes
CHWP-1	TACO	FE3008	N/A	10	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-2	TACO	FE3008	N/A	10	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-3	TACO	FE3008	N/A	10	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-5	TACO	FE1807E2C1E2LOA	Chiller 3 HWP	1 1/2	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-8 Secondary	TACO	FE4013	N/A	50	Ch Mech Rm	1997		None	None				10 years	No	Yes
CHWP-9 Secondary	TACO	FE4013	N/A	50	Ch Mech Rm	1997		None	None				10 years	No	Yes
HWP-4	TACO	FE2007E2D1E2LOA	Chiller 3 CWP	3	Ch Mech Rm	1997		None	None				10 years	No	Yes
HWP-6	TACO	FE2010E3F1F2LOA	Chiller 3 CWP	1 1/2	Ch Mech Rm	1997		None	None				10 years	No	Yes
HWP-7	TACO	FE2010E3F1F2LOA	Chiller 3 CWP	1 1/2	Ch Mech Rm	1997		Rusty casing	Clean and paint	\$400			10 years	No	No
Boiler	PUI	30WB25APG	49790850		Ch Mech Rm	1997		None	None				10 years	No	Yes
VFD (12)	Allivar	ATV66D12N4	N/A		Ceiling	1997		None	None				20 years	No	No
VAV W/Heat (193)	Trane	H3M186K	193-VAV		Ceiling	1997		None	None				20 years	No	No
VAV W/O Heat (27)	Trane	H3M186K	N/A		Ceiling	1997		None	None				20 years	No	No
VAV FTB (2)	Trane	VSCF1600GB0DD01	R02F56883		Ceiling	1997		None	None				10 years	No	No
AHU 1	Trane	38CKO060300	K97G83607		1st Fl Rm 1-114	1997		None	None				8 years	Yes	Yes
AHU 2	Trane	MCCA017	K97G86470		1st Fl Mech Room	1997		None	None				8 years	Yes	Yes
AHU 3	Trane	MCCA025	K97G8598		1st Fl Mech Room	1997		None	None				8 years	Yes	Yes
AHU 4	Trane	MCCA025	K97G84846		Ch Mech Rm	1997		None	None				8 years	Yes	Yes
AHU 5	Trane	MCCA017	K97G75113		Ch Mech Rm	1997		None	None				8 years	Yes	Yes
AHU 6	Trane	MCCA017	K97G83880		2nd Fl Rm 2	1997		None	None				8 years	Yes	Yes
AHU 7	Trane	MCCA017	K97G89280		2nd Fl Mech	1997		None	None				8 years	Yes	Yes
AHU 8	Trane	MCCA025	K97G87171		2nd Fl Mech	1997		None	None				8 years	Yes	Yes
AHU 9	Trane	MCCA025	K97G83621		3rd Fl Mech Room	1997		None	None				8 years	Yes	Yes
AHU 11	Trane	MCCA030	K97G83975		3rd Fl Mech Room	1997		None	None				8 years	Yes	Yes
OAH-1	Temtrol	ITP-RDH12	U100036-001-00		Roof Technical Ser	2002		Dirty coil	Clean	\$1,000			14 years	Yes	No
OACDU-1	Temtrol	20AOLM52	H-02-67183-001-00	50	Roof Technical Ser	2002		Dirty coil, Needs insulation work	Clean and insulate	\$3,200			14 years	Yes	No
AHU-1	Carrier	FC4CNF048	3303AY1441		Evidence Room	2004		None	None				11 years	Yes	No
CDU-1	Carrier	FG4CNF048	0404E08654	4	Tel Comm Roof	2004		None	None				11 years	No	No

FACILITY ID		FACILITY NAME													
8075		Sheriff's Office / Public Safety Building													
100/150 Bush Blvd. Sanford, FL 32773 Year Built: 1998 Sq. ft.: 120000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-2	Carrier	FC4CNF060	0304A71593		Evidence Room	2004		None	None				11 years	Yes	No
CDU-2	Carrier	FC4CNF060	0204CKC13459	5	Tel Comm Roof	2004		None	None				11 years	No	No
AHU-3	Goodman	ARUF060-00A-1A	503062862		Room 3-136	2004		None	None				11 years	No	No
CDU-3	York	H1RC060S06D	EMHM851562	5	West Roof	2004		None	None				11 years	No	No
Mini Split AHU-1	Goodman	WMC24-1A	9907001480		Room 3-138	1999		None	None				6 years	No	No
Mini Split CDU-1	Goodman	HDC24-1AB	9910439623	2	West Roof	1999		None	None				6 years	No	No
Mini Split AHU-2	Goodman	WMC24-1A	9907001432		Room 3-154	1999		None	None				6 years	No	No
Mini Split CDU-2	Goodman	HDC24-1AB	9910439621	2	West Roof	1999		None	None				6 years	No	No
Mini Split AHU-3	Goodman	WMC24-1A	9907001490		Room 3-136	1999		None	None				6 years	No	No
Mini Split CDU-3	Goodman	HDC24-1AB	9910439622	2	West Roof	1999		None	None				6 years	No	No
Mini Split AHU-4	Carrier	Q40NB009100	5302Y50226		Room 2-123	1999		None	None				6 years	No	No
Mini Split CDU-4	Carrier	38HDC018341	0703Y59382	3	West Roof			None	None				10 years	No	No
Mini Split AHU-5	Carrier	40QN8009100	5302Y30232		Room 3-146	2003		None	None				10 years	No	No
Mini Split CDU-5	Carrier	38AN009110	2502Y20165	1 1/2	West Roof	2003		None	None				10 years	No	No
Mini Split AHU-6	Carrier	40QNB018	5102Y50917		Room 1-115	2003		None	None				10 years	No	No
Mini Split CDU-6	Carrier	38AN009110	4702Y21675	1 1/2	West Roof	2003		None	None				10 years	No	No
Mini Split AHU-7	Carrier	40QNB01A	5102Y50918		Room 2-236	2003		None	None				10 years	No	No
Mini Split CDU-7	Carrier	38HDC03662	0403X56177	1 1/2	East Roof	2003		None	None				10 years	No	No
Mini Split AHU-8	Carrier	40QNB018	5102Y50921		Room 3-223	2003		None	None				10 years	No	No
Mini Split CDU-8	Carrier	38HDC018341	0703X59383	1 1/2	East Roof	2003		None	None				10 years	No	No
Mini Split AHU-9	Carrier	40QNB018	1502Y50820		Room 1-231	2003		None	None				10 years	No	No
Mini Split CDU-9	Carrier	38HDC018341	0703X59385	1	East Roof	2003		None	None				10 years	No	No
Mini Split AHU-10	Carrier	40QAB036320	5295V03588		Room 3-221	2003		None	None				10 years	No	No
Mini Split CDU-10	Carrier	38HDC018341	0603X56606	1	East Roof	2003		None	None				10 years	No	No
SF-4	Cook	180CPV	047S723001	3	Tel Comm Roof	2004		Rusty housing	Clean and paint	\$1,800			16 years	Yes	No
EF-1	Centri Master	PNN245	VVC196301	2	West End Roof	1997		None	None				9 years	No	No
EF-2	Cook	300C11B	VVC19605	5	East End Roof	2004		None	None				16 years	No	No
EF-3	Cook	150C5B	047S723001	1/2	Tel Comm Roof	2004		Fan not secured to curb	Secure	\$150			16 years	No	No
EF-4	Cook	135C5B	047S723001	1/2	Tel Comm Roof	2004		None	None				16 years	No	No
EF-5	Centri Master	PN200	VVC196309	3/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-6	Jet Master	VBH48UF	VVC196311	5	West End Roof	1997		Rusty housing	Clean and paint	\$1,800			9 years	No	No
EF-7	Jet Master	VBH48UF	VVC196311	5	West End Roof	1997		Rusty housing	Clean and paint	\$1,800			9 years	No	No
EF-8	Centri Master	PRN118E	VVC196312	1/4	Tel Comm Roof	1997		None	None				9 years	No	No

FACILITY ID		8075													
FACILITY NAME		Sheriff's Office / Public Safety Building													
100150 Bush Blvd															
Sanford, FL 32773															
Year Built: 1988															
Sq. Ft.: 120000															
Item	Make	Model	Serial #	Tons/ft ³ /mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$\$	Replace \$\$\$	High Eff. \$	Useful Life Remaining	Outside Air	EMS?
EF-9	Cook	120C3B	047S723001	1/4	Tel Comm Roof	2004		None	None				16 years	No	No
EF-10	Centri Master	PRN118E	VVC196312	1/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-11	Centri Master	PRN126E	VVC196314	1/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-12	Cook	80CPV	047S723001	1/2	Tel Comm Roof	2004		Clean and paint		\$1,500			16 years	No	No
EF-13	Cook	20R4B	047S723001		Tel Comm Roof	2004		None	None				16 years	No	No
EF-14	Centri Master	PRN118E	VVC196312	1/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-15	Cook	90R10DH	047S723001	1/4	Tel Comm Roof	2004		None	None				16 years	No	No
EF-16	Centri Master	PDV135RFP6	VVC196317	1/2	Tel Comm Roof	1997		None	None				9 years	No	No
EF-17	Cook	136R5B	047S723001	1/2	Tel Comm Roof	2004		None	None				16 years	No	No
EF-18	Cook	PDV135RFG4	VVC196324	1/2	Tel Comm Roof	1997		None	None				9 years	No	No
EF-19	Centri Master	PRN118E	VVC196312	1/4	Tel Comm Roof	1997		None	None				9 years	No	No
EF-20	Centri Master	PRN117F	VVC196322	1/3	Tel Comm Roof	1997		None	None				9 years	No	No
EF-21	Centri Master	PRN118E	VVC19632	1/4	Dog Shed	1997		Noisy	Replace or fix	\$1,550			5 years	No	No
EF-22	Centri Master	ACED120C10D	VVC19631	1/4	Crime Shed	1997		None	None				10 years	No	No
EF-24	Cook	60CPV	047S723001	1/3	Tel Comm Roof	2004		Clean and paint		\$1,200			16 years	No	No

FACILITY ID		FACILITY NAME													
8046		Softball Complex													
264 W. North St.															
Altamonte Springs, FL 32714															
Year Built: 1993															
Sq. ft.: 8060															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
RTU 1	Weatherking	DFC-08454E22AAE10	921000201001	8	Rooftop	1992		Cond. Dirty	Clean	\$400				Yes	No
RTU 2	Weatherking	DFC-07454E32ACE10	921000202002	7	Rooftop	1992		Cond. Dirty & Broken Drain	Clean	\$400				Yes	No
RTU 3	Weatherking	DFC-07454E32ACE10	921000202001	7	Rooftop	1992		Cond. Dirty	Clean	\$400				Yes	No
Ice Machine	Hoshizaki	KM500MAE	D04346J	3	First Floor	2000		Dirty	Clean	\$200			1 YEAR	No	No
PRV 3	Loren Cook	120C10D	281S3292180012920001	1/6	Rooftop			None						No	No
PRV 4	Loren Cook	120C10D	281S3292180012920002	1/6	Rooftop			Damaged Housing	Repair	\$250				No	No
Inline Fan	Loren Cook	na	na	1/6	Room 301			None	None					No	No
DUCTLESS AHU	FUJITSU	ASU9CQ	BCA006332		Comm. Room Outside Comm. Room	2007		None	None					No	No
NEW C/U	FUJITSU	AQU9CQ	BCN006200	1 1/2		2007		None	None					No	NO

FACILITY ID		FACILITY NAME													
3020		Osceola Landfill - Office													
1330 E Osceola Rd Geneva, FL 32732															
Item	Make	Model	Serial #	Tons/hrs/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Reec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU	Trane	211A0060A3000AA	33334RD3F	5	Land Fill Office	2004	33334RD3F	NONE	NONE				10 YRS		
CDU	Trane	211A0060A3000AA	33331NC3F	5	Land Fill Office	2004	33331NC3F	NONE	NONE				10 YRS		
AHU	Trane	1VBE12063000DA	31141K1KH		Land Fill Office	2004	31141K1KH	NONE	NONE				10 YRS		

FACILITY ID		FACILITY NAME													
8110		Fire Station 14 - Hattaway													
500 Hattaway Dr Altamonte Springs, FL															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rece.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	Trane	TWAE060B300EL	717MAXED		1st FLOOR OFFICE CLOSET	2007		NONE	NONE				15YRS	NO	NO
CU-1-A	Trane	TWAA030C300A0	G41231709	2 1/2	OUTSIDE FRONT OF BLDG.	1992		DIRTY	CLEAN	\$200			1YR	NO	NO
CU-2-B	Trane	TWAA030C300A3	2242SYC4F	2 1/2	OUTSIDE FRONT OF BLDG.	2002		DIRTY	CLEAN	\$200			8YRS	NO	NO
Ice Machine	ICE-O- MATIC	ICE0400FA2	6,04128E+12	1	TRUCK BAY KITCHEN CLOSET & BATH ROOMS	2006		NONE	NONE				9YRS	NO	NO
Exh Fans-1-OF-3	N/A	N/A	N/A	N/A		N/A		NONE	NONE				10YRS	NO	NO
4-PROPELLER FAN'S BAY HEATER	DAYTON MARREL	3C215C P2F5T07CATL	N/A N/A	1/2 7.5-KW	TRUCK BAY-WALLS TRUCK BAY	N/A N/A		NONE NONE	NONE NONE				10YRS 8YRS	NO NO	NO NO

FACILITY ID		FACILITY NAME														
2465		Fire Station 16 - Sabal Point														
930 Wekiva Springs Rd.																
Longwood, FL 32779																
Year Built: 1984																
Sq ft: 4200																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU	Bryant	FA4ANF060	3302A67558		Hall Closet	2002		none	none				9yr's	no	no	
CDU	Bryant	661CJ060	3502E08925	5	N Side of bldg.	2002		none	none				9yr's	no	no	
Exh Fans Bay Area	Cook UNI Dome	245U5B-ACU	n/a	10	Roof of truck bay	1983		Far bay fan won't run	Replace		\$3,015		1yr	no	no	
Exhaust Fans	Cook	Gemini-4-10	n/a	1	Above Restroom's	1982		Fan above chief's restroom won't run.	Fix or replace		\$915		1yr	no	no	
Ice Machine	Manitowoc	QD0452A	40565432	1	Truck Bay	2005		none	none				5yr's	no	no	

FACILITY ID		FACILITY NAME													
2466		Fire Station 22 - Fern Park													
7122 Highway 17-92															
Casselberry, FL 32730															
Year Built: 1984															
Sq ft: 4200															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	York	F2FP060N06B	EAKS022133		ROOM-114	2001		NONE	NONE				7YR'S	NO	NO
CDU	York	HIRC060S06D	EGJM379605	5	NE. SIDE OF BLDG..	2001		DIRTY & FIN DAMAGE	CLEAN & FIX FINS	\$150			4YR'S	NO	NO
Exh Fans Bay Area 2-FANS	LOREN COOK	245U-B-ACU	N/A	10	BAY ROOF	N/A		NONE	NONE				10YR'S	NO	NO
Exhaust Fans 2-FANS	LOREN COOK	GEMINI-160	N/A	1/4	CEILING SPACE ROOM-105	2001		NONE	NONE				15TR'S	NO	NO
EXH FAN MEN'S RESTROOM	LOREN COOK	120C4B	047S623315	1	LOW ROOF	N/A		NONE	NONE				15YR'S	NO	NO
ICE MACHINE	ICE-O-MATIC	ICE0400FA3	7011280011895		TRUCK BAY	2007		NONE	NONE				10YR'S	NO	NO

FACILITY NAME																
Fire Station 27 - Red Bug																
FACILITY ID	Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMIS?
2474																
	5280 Red Bug Lake Rd. Casselberry, FL 32707 Year Built: 1990 Sq ft: 5718															
	AHU	Trane	TWE990B100EA	3313KH85H	4	Above com room in truck bay	2003		None	None				11yrs	No	No
	CDU	Trane	TWE2048A1000AA	3102YERZF	3 1/2	Back of Bldg.	2003		Dirty	Clean coil	\$400			11yrs	No	No
	CDU	Trane	TWE2042A1000AA	3134UD61F	3 1/2	Back of Bldg.	2003		None	None				11yrs	No	No
	Heat Recovery	ENCON	E6000DW	134149	10	Mounted on CDU	2003		None	None				2yrs	No	No
	Exh Fans Bay Area		n/a	n/a		Above center truck bay	1990		None	None				18yrs	Yes	No
	Kitchen Hood Supply	Captive Aire	NSAU1-G10	Serial=na/job#404461	1/3	Out side west wall	2006		None	None				8yrs	No	No
	Ice Machine	Hoshizaki	KM5100MA	L063494	1/3	Truck Bay's	2006		None	None				18yrs	No	No
	Kitchen Hood EF-1	Captive Aire	NCA10FA	90-44839	n/a	Out side west wall	1990		Only 1 works	Fix or replace		\$2,930		2yrs	No	No
	Gas Heater's	Molins	RG-50-875	90003875	0.25	Truck Bay's	1990		Does not run	Fix or replace		\$2,350		2yrs	No	No
	EF-1	Greentech	BSQ-3-4	90003875		Above HWY. Bathroom	1990		Does not run	Fix or replace				2yrs	No	No

FACILITY ID		FACILITY NAME																
2468		Fire Station 34 - Paola																
4905 State Rd. 46W																		
Sanford, FL 32771																		
Year Built: 1981																		
Sq ft: 4416																		
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?			
AHU	York	F2FP060N06B	EMJS257121		HALL CLOSET	2001		NONE	NONE				5YR.	NO	NO			
CDU	York	HIRC080S06D	EMHM851559	5	NW SIDE OF BLDG..	2001		FIN DAMAGE & DIRTY	CLEAN & FIX	\$150			4YR.	NO	NO			
Exh Fans Bay Area	N/A	N/A	N/A	10	BAY ROOF	N/A		NONE	NONE				5YR.	NO	NO			
Exhaust Fans 1-OF-2	LOREN COOK	GEMINI-160	N/A	N/A	ABOVE CEILING ROOM-105	2000		NONE	NONE				15YR.	NO	NO			
	Hoshizaki	KM500MAH	P1489L	1														
EF-MEN'S ROOM	LOREN COOK	120C4B	047S820161	N/A	LOW-ROOF	N/A		NONE	NONE				10YR.	NO	NO			
EF-KITCHEN HOOD	N/A	N/A	N/A	N/A	LOW-ROOF	N/A		NONE	NONE				5YR.	NO	NO			
ICE MAKER	HOSHIZAKI	KM500MAH	P1489L	1	TRUCK BAY	2006		NONE	NONE					NO	NO			

FACILITY ID		FACILITY NAME														
2469		Fire Station 35 - Five Points														
201 W County Home Rd Sanford, FL																
Sq ft: 7276																
Item	Make	Model	Serial #	Tons/hp/mbtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU-1	RUUD	UHKAHM4821JA	M190602665		Kitchen Hall Closet	2006		None	None				15Yr's	Yes	No	
CDU-1	RUUD	UAND048JAZ	7303M400705245	4	SE-Side of Bldg.	2007		None	None				15Yr's	No	No	
AHU-2	RUUD	UHKAHM4821JA	M190602691		1st Floor SE Closet	2006		None	None				15Yr's	No	No	
CDU-2	RUUD	UAND048JAZ	7303M400705243	4	SE-Side of Bldg.	2007		None	None				15Yr's	No	No	
AHU-3	ADDISON	VCH064X01G	70501602		Storage Room Off Bay	2007		None	None				15Yr's	Yes	No	
CDU-3	ADDISON	RC06400XG	70501601001	5	SE-Side of Bldg.	2007		None	None				15Yr's	Yes	No	
Exh Fans Bay Area	N/A	2-Fans	N/A	10	Bay Roof	1980		None	None				2Yr's	No	No	
Bathroom-Exh-2nd. Floor	Penn	Z-6	59120	N/A	Back SE Bathroom	1980		Fan noisy pulls little air	Clean check for blockage or Replace		\$2,350		1yr	No	No	
Bathroom-Exh-2nd. Floor	Greenheck	SP-B80-QD	PO138870705	950-RPM	Center Back Bathroom	2007		None	None				15Yr's	No	No	
Bathroom-Exh-1st. Floor	N/A	N/A	N/A	N/A	Washroom Off Bay	1980		None	None				2Yr's	No	No	
Exh Fan #3	Greenheck	GB-240-15-X	10886052-0705	N/A	Back Low Roof	2007		None	None				20Yr's	No	No	
Dryer Exhaust Fan	Fantech	DBF4XL	301246	1	Storage Room Off Bay	2006		None	None				20Yr's	No	No	
Kitchen Exhaust Fan	Greenheck	H-CUBE-161XP-7-6	10886053-0705	N/A	Roof	2007		None	None				20Yr's	No	No	
Kitchen Hood Supply Hood	Greenheck	GRS-20-QD	00010941349-0707	None	Roof	2007		None	None				20Yr's	Yes	No	

FACILITY ID		FACILITY NAME														
2470		Fire Station 36 - Markham Woods														
1600 W. Lake Mary Blvd.																
Lake Mary, FL 32746																
Year Built: 1985																
Sq ft: 4613																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU	Payne	PF1MNA060	4298A17302		KITCHEN MECH. ROOM	1998		NONE	NONE				4YR.	NO	NO	
CDU	Payne	PH10JA060-A	0799E01855	5	NORTH SIDE OF BLDG.	1999		FIN DAMAGE & DIRTY	FIX & CLEAN	\$150			4YR.	NO	NO	
EF-NO TAG	N/A	N/A	N/A	N/A	ABOVE MEN'S REST ROOM	N/A		FAN SEALED WITH DUCT TAPE	RESEAL DUCT	\$400			10YR.	NO	NO	
EF-NO TAG	N/A	N/A	N	N/A	ABOVE OFFICE REST ROOM	N/A		FAN SEALED WITH DUCT TAPE	RESEAL DUCT	\$400			10YR.	NO	NO	
Ice Machine	Hoshizaki	KM-500MAB	N106376	1	TRUCK BAY	2006		NONE					10YR.	NO	NO	
HOOD EXH-FAN	BROAN NUTONE	97012112	990710111D	N/A	IN KITCHEN HOOD	2002		NONE	NONE				10YR.	NO	NO	

FACILITY NAME																
Fire Station 41 - Midway																
FACILITY ID	Item	Make	Model	Serial #	Tons/ft ³ /mbtu	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
2471																
	3355 State Rd. 46 E															
	Sanford, FL 32773															
	Year Built: 1981															
	Sq ft: 4416															
	AHU	YORK	F2FP060N06B	(S)EMUS25712		HALL CLOSET	2002		NONE	NONE				10YRS	NO	NO
	CDU	GOODMAN	CR148-1	311944372	5		2003		DIRTY	CLEAN COIL	\$200			10YRS	NO	NO
	Exh Fans Bay Area	N/A	N/A	N/A	N/A	BAY ROOF	1985		ONE OF 2 NO BELT	SERVICE FANS	\$200			1YR	NO	NO
	1-OF 2-Exhaust Fans	LOREN COOK	GEMINI-160	N/A	N/A	CELLING-ROOM-105	2002		NONE	NONE				15YRS	NO	NO
	Ice Machine	MANITOWOC	QDD452A	40665167	1	TRUCK BAY	2004		NONE	NONE				7YRS	NO	NO
	HOOD-FAN	N/A	N/A	N/A	N/A	LOW ROOF	N/A		DIRTY & NOISY	REPLACE	\$1,520			1YR	NO	NO
	Exh Fan-MEN'S ROOM	LOREN COOK	120C413	0475820161	1/3	LOW ROOF	2004		NONE	NONE				15YRS	NO	NO

FACILITY ID		FACILITY NAME															
3595		Fire Station 42 - Geneva															
320 W. SR46																	
Geneva, FL 32732																	
Sq. ft.: 4416																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU-1-A	TRANE	TWE090B100EL	7012P4PB0		Above com. Room off truck bays	2007		none	none				14yr's	yes	no		
C/u-1-A	TRANE	2TTB3042A1000A A	7021M503F	3 1/2	north side of bldg..	2007		none	none				14yr's	no	no		
EF-1	Greenheck	BSQ-8-4	90H05736	1/4	Above NE. restroom	n/a		none	none				14yr's	no	no		
Gas space heaters	Dayton	3E461B	971222000D05 A	60,000-BTU	Truck Bay	2005		none	none				17yr's	no	no		
Ice Machine	Manitowoc	QD0452A	O40665182	1	Truck Bay	2005		none	none				7yr's	no	no		
C/U-2-A	TRANE	2TTB3042A1000A A	7022NYD3F	3 1/2	north side of bldg.	2007		none	none				14yr's	no	no		

FACILITY ID		FACILITY NAME															
2473		Fire Station 43 - Chuluota															
110 7th St.																	
Oviedo, FL 32766																	
Year Built: 1984																	
Sq ft: 4200																	
Item	Make	Model	Serial #	Tons/hp/mbtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
CDU	Weatherking	WAKA060JAZ	5721M179917322	5	outside NW corner of bldg.	1999		dirty	clean coil	\$400			5yr's	no	no		
AHU	Weatherking	WBHA24J1 INFBAL	TM209907190		Closet off kitchen	1999		none					5yr's	no	no		
Exh Fans Bay Area	Cook UNI-DOME	245U5B-AUC	5153466-00	10	Bay Roof	1985		Domes Missing Bof's	Replace		\$3,015		1yr	no	no		
2 Exhaust Fans	Loren Cook	Gemini-4-10	n/a	1	Above Bathrooms	n/a		none	none				5yr's	no	no		

FACILITY NAME																
Fleet Services - Administration																
FACILITY ID	Item	Make	Model	Serial #	Tons/lp/mibtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
2424	141 Bush Loop Sanford, FL 32773 Year Built: 1960 Sq ft: 11600															
	AHU-1	Janitrol	A38-10	3520520		Office Utility Closet	2001		Dirty drain	Clean drain line	\$100			8 years	No	No
	CDU-1	Goodman	CPKE36-A	9513877	3	East Side of Office	2001		None	None				8 years	No	No
	AHU-2	Janitrol	A61-18REVC	7502147		Upstairs Closet	2001		None	None				8 years	Yes	No
	CDU-2	Goodman	CPKE60-18	10422557	5	East Side of Office	2001		Noisy fan	Find source of noise	\$100			8 years	No	No
	Exhaust Fan (3)	N/A	N/A	N/A	N/A	Office Bathrooms	N/A		None	None				6 years	No	No
	Gas Heater (2)	Empire	UH-1125-1FSP	T00081399	96250	Office South Garage	1996		None	None				8 years	No	No

FACILITY ID		FACILITY NAME														
3597		Fleet Services - Dispatch/Tire Center/Storage/Small Engine Repair														
141 Bush Loop																
Sanford, FL 32773																
Year Built: 1980																
Sq Ft: 11600																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU-3	Fujitsu	ASU12CQ	BDA008788		Comm Room Parts Bldg	2007		None	None				14 years	No	No	
CDU-3	Fujitsu	AOU12CQ	BDN009241	1	N East Side of Parts Bldg	2007		None	None				14 years	No	No	
AHU-4	Carrier	40RM-007-B610HC	3300F23962		Inside Parts Garage	1996		None	None				4 years	Yes	No	
CDU-4	Carrier	38AK-007-511	2900G00027		East Side of Parts Bldg	2000		None	None				9 years	No	No	
Exhaust Fans (2)	Broan	N/A	N/A	N/A	Parts Office Bathrooms	N/A		None	None				5 years	No	No	
Gas Heater	Trane	PPAB0100	77L-10797	80000	Parts Garage	1997		None	None				8 years	No	No	
Gas Heater	Empire	UH-1150-1FSP	R00075948	115500	Parts Garage 18	1992		None	None				4 years	No	No	
Gas Heater	Empire	UH-1125-1FSP	T00083590	96250	Parts Garage 19	1996		None	None				8 years	No	No	

FACILITY ID		FACILITY NAME														
2430		Fleet Services - Fleet Heavy Equipment														
141 Bush Loop																
Sanford, FL 32773																
Year Built: 1980																
Sq ft: 11600																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
Gas Heater (6)	Empire	UH-1100-1FSP	B00082239	77000	Heavy Machinery Garage	1996	2000000	None	None				8 years	No	No	

FACILITY NAME															
Fleet Services - Fire Apparatus Maintenance															
FACILITY ID	2428														
141 Bush Loop															
Sanford, FL 32773															
Year Built: 1980															
Sq ft: 11800															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining 8 years	Outside Air	EMS?
Gas Heater (3)	Empire	UH-1125-1FSP	T00083589	96250	Office North Garage	1996		None	None					No	No

FACILITY NAME																
Geneva Wilderness Area Building																
FACILITY ID	Item	Make	Model	Serial #	Tons/HP/MBtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
8070	OUTSIDE AIR AHU-1	AAON COIL PRODUCTS	V2-B1-1-10-3B1-000AA0000X	200406-CBEB01144		INSIDE MECH. CLOSET	2004		NONE	NONE				12YRS	YES	NO
	CDU-1	CARRIER	38CKW0483T	3508E19722	4	BEHIND BLDG.	2003		NONE	NONE				10YRS	NO	NO
	AHU-2	CARRIER	FC4CNF036	5103A74587		COM.-ROOM MECH. CLOSET	2003		NONE	NONE				12YRS	YES	NO
	CDU-2	CARRIER	38CKW036320	4403E07212	3	BEHIND BLDG.	2003		NONE	NONE				10YRS	NO	NO
	AHU-3	TRANE	TWH0488140A0	D08324627		NATURE CENTER CELLING	1988		PAST ASHRAE SERVICE LIFE	REPLACE	\$2,700			1YR	NO	NO
	CDU-3	TRANE	TWD748A100A	D21216439	4	BEHIND BLDG.	1989		PAST ASHRAE SERVICE LIFE	REPLACE	\$2,860		\$4,500	1YR	NO	NO
	EF-TOP-2	GREENHECK	SP-A390-QD	03J27336	N/A	REST ROOM/S	2003		NONE	NONE				12YRS	NO	NO

FACILITY ID		FACILITY NAME														
8070		Geneva Wilderness Area Caretaker House														
3485 N County Rd																
Geneva, FL 32732																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
CDU	Carrier	38B8C024340	3302ER8640	2	Geneva Caretaker House	2002		NONE	NONE				9 YEARS	NO	NO	
AHU	Carrier	FC4BNF030	3802A68460		Geneva Caretaker House	2002		NONE	NONE				9 YEARS	NO	NO	

FACILITY ID		FACILITY NAME														
2457		HHS Airport Blvd.														
Item	Make	Model	Serial #	Tons/ft ² /mbtu (gpm)	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
400 Airport Blvd. W Sanford, FL 32773 Year Built: 1995 Sq ft: 47036																
AHU 1	Trane	MCC0021GAN0ABC000	K97A01374		Mechanical Room	1997		None	None				5 years	Yes	Yes	
AHU 2	Trane	MCC0021GAN0ABC000	K97A01382		Mechanical Room	1997		None	None				5 years	Yes	Yes	
Chiller	Trane	RTA0070AYH0A1DOB	U96J07160	70	Rear of Bldg	1996		Fins Corroding	Clean Coils	\$1,800			5 years	No	No	
CWP-1	Taco	FE2508EZE1F2LOA		5	Mechanical Room	1997		Noisy Propeller, Vell Fail Soon	Replace With Spare	\$2,000			1 year	No	No	
CWP-Spare	Taco	FE2508EZE1F2LOA		5	Mechanical Room	1997							15 years	No	No	
VT-1	Vandtrane	VCCCE321NOHDD011	R97A13984		Mechanical Room	1997		None	None				15 years	No	No	
VT-2	Vandtrane	VCCCE241NOHDD011	R97A13995		Mechanical Room	1997		None	None				20 years	No	No	
VAV (25)	Tuaco	DD20085-3-3P	17394-000	3	North Wing, Ceiling	2006		None	None				15 years	No	No	
VFD	ABB	ACH501-0115-2-00P2	200272		Mechanical Room	1997		None	None				15 years	No	No	
VFD	ABB	ACH501-0115-2-00P2	200273		Mechanical Room	1997		None	None				15 years	No	No	
RTU 1	Carrier	50TJ008-521	3599G30395	7 1/2	Roof	1999		Fin Corrosion	Fix Or Replace Coil	\$1,000			8 years	Yes	Yes	
RTU 2	Carrier	50TJ008-521	3599G30399	7 1/2	Roof	1999		Dirty coil	Clean	\$250			8 years	Yes	Yes	
RTU 3	Carrier	50TJ004-511SA	3699G21463	3 1/2	Roof	1999		Fin Corrosion	Fix Or Replace Coil	\$1,000			8 years	Yes	Yes	
RTU 4	Carrier	50TJ008-521	2399G30349	7 1/2	Roof	1999		Fin Corrosion	Fix Or Replace Coil	\$1,000			8 years	Yes	Yes	
RTU 5	Carrier	50TM005-A-501	0107G3008B	5	Roof	2001		None	None				8 years	Yes	Yes	
RTU 6	Carrier	50TM-008-501	0407G40540	8	Roof	2004		None	None				11 years	Yes	Yes	
RTU 7	Carrier	50TM-004-A-501	0107G30081	4	Roof	2001		None	None				8 years	Yes	Yes	
RTU 8	Carrier	50TJ016-570VA	3799F50184	15	Roof	1998		Dirty Coil	Clean	\$400			6 years	Yes	Yes	
RTU 9	Carrier	50TM005-A-501	0407G40138	5	Roof	2004		None	None				11 years	Yes	Yes	
RTU 10	Carrier	50TJ012-511	3699G30515	10	Roof	1999		None	None				8 years	Yes	Yes	
RTU 11	Carrier	50TJ012-511	3699G30511	10	Roof	1999		Fin Corrosion	Fix Or Replace Coil	\$1,000			8 years	Yes	Yes	
RTU 12	Carrier	50TJ008-521	3399G30507	7 1/2	Roof	1999		Dirty Coil And Fin Corrosion	Clean And Fix	\$400			8 years	Yes	Yes	
RTU 13	Carrier	50TJ012-511	3699G30511	10	Roof	1999		Dirty Coil And Fin Corrosion	Clean And Fix	\$400			8 years	Yes	Yes	
Mini Split AHU-1	Goodman	TCD150C300BB	R25103613D	12 1/2	Roof	2000		Dirty Coil	Clean	\$400			7 years	Yes	Yes	
Mini Split AHU-1	Goodman	VMH18-1A	990400841		Vital Statistics	1999		None	None				6 years	No	Yes	
Mini Split AHU-1	Goodman	HDP18-1B	9910488831	1 1/2	Vital Statistics Roof	1999		None	None				6 years	No	Yes	
Mini Split AHU-2	Goodman	WMC241KFAJ	986600515		IT Room	1998		CDU Not Connected and Missing	Replace and Connect CDU	\$3,610		\$5,415	5 years	No	Yes	
Mini Split AHU-3	Fujitsu	ASU16R1	AQA004778		Billing	2003		None	None				10 years	No	Yes	
Mini Split AHU-3	Fujitsu	AGU18RTA	ADN002784	1 1/2	Billing Roof	2003		None	None				10 years	No	Yes	
Mini Split AHU-4	Goodman	WMC24-1A	8000824	3	Room 94	2007		Not Installed, Sitting in Boxes	Install	\$2,500			15 years	No	No	
Mini Split AHU-4	Goodman	HDC24-1A	8406691	2	Room 94	2007		Not Installed, Sitting in Boxes	Install	\$2,500			15 years	No	No	
AHU - No Tag	Whisper	WM36NA00	6003E59056		IT Room	2003		None	None				10 years	No	Yes	
CDU - No Tag	Trane	21TB3036A1000AA	7041PCA3F	3	East Wing Roof	2007		None	None				14 years	No	No	
AHU - No Tag	Trane	WM42NA00-1A	6003E65990		HIV Room	2003		None	None				14 years	No	No	
CDU - No Tag	Trane	21TB3036A1000AA	7041PEE3F	3	West Wing Roof	2007		None	None				14 years	No	No	
F-1	Centrif Master	XUJ210401	XUJ210401	1 1/2	Mechanical Room	1997		Rusty Housing	Clean and Paint	\$500			10 years	Yes	No	
F-2	Centrif Master	XB161L-200-3-6S-ODP	WU4210403	1	Mechanical Room	1997		None	None				10 years	Yes	No	
F-3	Centrif Master	PRN110	WU4210403	1/4	North Wing Roof	1997		None	None				10 years	No	No	
F-4	Centrif Master	PRN105E4	WU4210403	1/4	Center of Roof	1997		None	None				10 years	No	No	
F-5	Centrif Master	PRN105E4	WU4210403	1/4	Center of Roof	1997		None	None				10 years	No	No	
F-6	Centrif Master	PRN100	XUJ210408	1/10	North Wing Roof	1997		Does Not Run	Replace	\$1,950			0	No	No	
F-7	Centrif Master	PRN100	XUJ210408	1/10	North Wing Roof	1997		Does Not Run	Replace	\$1,980			0	No	No	

FACILITY ID		FACILITY NAME															
2457		HHS Airport Blvd.															
400 Airport Blvd, W Sanford, FL 32773 Year Built: 1995 Sq ft: 47036																	
Item	Make	Model	Serial #	Tons/hp/mbtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
F-8	Centri Master	PRN100	XUA210408	1/10	North Wing Roof	1997		None	None				10 years	No	No		
F-9	Centri Master	PRN100	XUA210408	1/10	North Wing Roof			None	None				10 years	No	No		
F-10	Centri Master	PNN16E1	WUA210409	1/4	North Wing Roof	1997		Dome Not Fastened	Fasten	\$100			10 years	No	No		
F-11	Centri Master	PNN200E	XUA210408	1/10	North Wing Roof	1997		None	None				10 years	No	No		
EF-1	Cook	N/A	N/A	1/4	S West Wing Roof	1996		None	None				10 years	No	No		
EF-2	Cook	135C3B	8RC1140	1/4	S West Wing Roof	2004		Fan Not Secured To Curb	Secure	\$150			16 years	No	No		
EF-3	Cook	100C3B	2025RC115	1/4	Center of Roof	2004		None	None				15 years	No	No		
EF-No Tag	Sound Air	4YC64	E1658795P80	1/10	East Wing Roof	2005		None	None				17 years	No	No		
EF-No Tag	N/A	N/A	N/A	N/A	N East Wing Roof	N/A		None	None				5 years	No	No		
EF-No Tag	Sound Air	N/A	N/A	N/A	N East Wing Roof	N/A		Motor missing	Replace		\$1,950		0	No	No		
EF-No Tag	N/A	N/A	N/A	N/A	S Roof	N/A		Does Not Run	Replace		\$1,950		0	No	No		

FACILITY ID		FACILITY NAME														
2447		I.T. Warehouse														
302 Bush Loop																
Sanford, FL 32773																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU	Trane	TWA090A300CA	237XTH6H		I.T.Warehouse	2001		NONE	NONE				7 YRS			
CDU	Trane	TTA180B300EA	221RCTAD	15	I.T.Warehouse	2001		NONE	NONE				7 YRS			

FACILITY ID		FACILITY NAME														
2919		Juvenile Justice Center														
190 N. Bush Blvd.																
Sanford, FL 32773																
Year Built: 1989																
Sq. Ft.: 32629																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU-1	Carrier	40QNB018	0403Y41459		Elect Room 1757	2003		None	None				10 years	No	No	
CDU-1	Carrier	38HDL018301	0403X5656554	1 1/2	Outside Bldg	2003		None	None				10 years	No	No	
AHU-2	Carrier	40QNB018	0403Y41456		Comm Rm 1751	2003		Dirty filter	Clean				10 years	No	No	
CDU-2	Carrier	38HDL018301	0403X5655172	1 1/2	Outside Bldg	2003		None	None				10 years	No	No	
RTU-1	Carrier	50TFF012-611	1303G50640	10	Roof	2003		None	None				10 years	Yes	No	
RTU-2	Aeon	RK-13-3-FO-000-D00QK	200307-AKCK07479	13	Roof	2003		None	None				10 years	Yes	No	
RTU-3	Carrier	50TFF007-611	1003G40178	7	Roof	2003		None	None				10 years	Yes	No	
RTU-4	Carrier	50TFF007-611	4402G50048	7	Roof	2003		None	None				10 years	Yes	No	
RTU-5	Aeon	RK-10-3-EO-000	200307-AKCI07481	10	Roof	2003		None	None				10 years	Yes	No	
RTU-6	Carrier	50TFF008-611	2403G30424	8	Roof	2003		None	None				10 years	Yes	No	
RTU-7	Carrier	50TFF008-611	2303G40371	8	Roof	2003		None	None				10 years	Yes	No	
RTU-8	Carrier	50TFF009-611	1903G20577	9	Roof	2003		None	None				10 years	Yes	No	
RTU-9	Carrier	50TFF012-611	1303G50641	10	Roof	2003		None	None				10 years	Yes	No	
RTU-10	Aeon	RK-10-3-EO-000	200307-AKCI07480	10	Roof	2003		None	None				10 years	Yes	No	
EF-1		PV150-E1	03A026401	1/4	Roof	2003		None	None				15 years	No	No	
EF-2		PRN100	03A026403	1/4	Roof	2003		None	None				15 years	No	No	
EF-3		PRN100	03A026403	1/4	Roof	2003		None	None				15 years	No	No	
EF-4		PV150-E1	03A026405	1/4	Roof	2003		None	None				15 years	No	No	
EF-5		PRN110	03A026406	1/4	Roof	2003		None	None				15 years	No	No	
EF-6		PRN100	03A026403	1/4	Roof	2003		None	None				15 years	No	No	
EF-7		PRN100	03A026403	1/4	Roof	2003		None	None				15 years	No	No	

FACILITY ID		FACILITY NAME													
8052		Juvenile Assessment Center													
181 Bush Loop															
Sanford, FL 32773															
Year Built: 1995															
Sq. Ft.: 5640															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	Trane	TWE180B300CA	M28H186H		Mech Room Inside	1997		None	None				4 years	No	No
CDU	Trane	TWA180B300BC	M244YYBAH	15	Outside Back	1997		None	None				4 years	No	No
Tracker Control Panel	Trane	WVC738106	Tracker		Inside Mech Rm	1997		None	None				15 years	No	No
VAV-Dampers (9)	Trane	N/A	N/A	N/A	Inside Bldg	1997		None	None				15 years	No	No
OAI-1	Cook	14"14 VI	47547746	1/4	Roof	1995		None	None				7 years	No	No
Exhaust Fan (2)	Acme	N/A	N/A	N/A	Bathrooms	1995		Does not run	Replace		\$1,500		0	No	No
Exhaust Vent	Roofmaster	LQV-10	WVC738106	1/2	Roof	1995		None	None				10 years	No	No

FACILITY NAME																
Library Central Branch																
FACILITY ID	Item	Make	Model	Serial #	Tons/ft ³ /min /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
2479	WCPU #1	Trane	SCWFP2541LOB0210125081010B 6CMA130U10S	T07C21836	25	South Side Mech Rm	2007		NONE	NONE				15YR.	YES	NO
	WCPU #2	Trane	SCWFP324160B0210105081010B 6CMA130U10S	T07C21836	32	South Side Mech Rm	2007		NONE	NONE				15YR.	YES	NO
	WCPU #3	Trane	SCWFP5841LOB0220082081010B A0CMA130U10S	T07C21836	58	South Side Mech Rm	2007		NONE	NONE				15YR.	YES	NO
	Cooling Tower	BAC	FXT 74	U014197201	N/A	South Side Mech Yard	2001		FIN DAMAGE DIRTY	REPLACE FIN'S & CLEAN TOWER	\$5,000			10YR.	NO	NO
	AHU	Liebert	MME024E	72259087944		Comp Rm	1987		UNIT PASSED ASHRAE SERVICE LIFE	REPLACE UNIT WITH C/U		\$3,375			NO	NO
	CDU	Liebert	MMCO24A	3011554	2	Roof	1987		UNIT PASSED ASHRAE SERVICE LIFE	REPLACE UNIT		\$3,375	\$5,435		NO	NO
	VAV	Enviro-Tech	27- Dampers With Electric Heat	VAV		Inside Bldg Ceiling	1987		VAV'S REACHED ASHRAE SERVICE LIFE						NO	NO
	Exhaust Fans (8)	N/A	8-Exhaust Fans 1/4 HP Each Mod# N/A	N/A		Roof	1987		EXHAUST FANS REACHED ASHRAE SERVICE LIFE						NO	NO
	Smoke Exhaust (2)	N/A	2- Smoke Exhaust Fans 1 Hp Mod# N/A	N/A		Roof	1987		EXHAUST FANS REACHED ASHRAE SERVICE LIFE						NO	NO
	Exhaust Fan#12	N/A	N/A	N/A		OUTSIDE SOUTH WALL	1987		DON'T WORK	REPLACE IF NEEDED		\$1,450			NO	NO

FACILITY NAME															
Library East Branch															
FACILITY ID	Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace High Eff. \$\$	Useful Life Remaining	Outside Air	EMIS?
2480	15-VAV'S	Enviro Tech	15-Dampers With Electric Heat-Mod#- RNFR	VAV		Inside Bldg Ceiling	1987		NONE	NONE			5yr's	no	no
	AHU-1	Carrier	39E017	1287748842		Side Mech Rm	1987		Water leak's from unit Dirty Coil pipe insulation needs repairs	Replace	\$33,600	\$50,400	2yr's	yes	Time Clock
	CDU-1	Carrier	38AD028531	T793411	30	Mech Yard Side Above Conference Room Storage	1987		Coil fin damage--Pipe Insulation need's repairs	Replace	\$50,400	\$25,200	1yr	no	Time Clock
	AHU-2	Carrier	40BA009300	T791782		Mech Yard Side	1987		Duct work	Replace	\$7,200	\$10,800	2yr's	yes	no
	CDU-2	Carrier	38BQ006530	1587G87007	10	Mech Yard Side	1987		Coil fin damage--Pipe Insulation need's repairs	Replace	\$10,800	\$16,200	1yr	no	no
	AHU-3	Carrier	40QH062300	4686A21951		Library Ceiling Perm	1986		AHU Rusted Duct work falling off unit	Replace AHU Insulation Repair	\$7,200	\$10,800	2yr's	no	no
	CDU-3	Carrier	38YCC060520	3000E03563	5	Mech Yard Side	2000		Pipe Insulation	Insulation Repair	\$300		5yr's	no	no
	2 Exhaust Fans	Pann Zephyr	EF-1Cat#125B EF#2 Mod#Z-12	n/a	EF-1 1/2hp EF-2 1/6hp	Conference Room Ceiling	1987		Noisy	Check Belt	\$150		1yr	no	no

FACILITY NAME																
Library North Branch																
FACILITY ID	Item	Make	Model	Serial #	Tons/ft ³ /m ³ h ³	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
2478																
	150 N. Palmetto Ave. Sanford, FL 32711 Year Built: 1987 Sq. ft.: 12000															
AHU-1	Carrier	39ED17		128T48844	30	Conf Mech Rm	1987		Unit has bad rattle	Replace unit		\$33,600	\$50,400	1yr	Yes	Yes
CDU-1	Carrier	39AD028530		0793489		Main Unit-Mech Yd	1979		Bad Coil fins - oil leak	Replace unit		\$50,400	\$25,200	1yr	No	Yes
AHU-2	Carrier	40BA009300		T791783		Alley, Mech Rm	1987		Unit leak's water from duct work	Replace unit with mech. room duct		\$7,200	\$10,800	1yr	No	Yes
CDU-2	TRANE	TWAG00A300FA		431300AD	7 1/2	Conf Rm-Mech Yd	2004		None	None			\$10,800	12yr's	No	Yes
AHU-3	Carrier	40QH048300		2087A11332		Ceiling Perimeter	1987		Past ASHRAE service life	Replace unit		\$7,200	\$10,800	1yr	No	No
CDU-3	DUCCANE	AC10848TA		5366140436	4	Library Perimeter-Yd	2004		None	None				12yr's	No	No
VAV'S 1-of-15	Enviro Tech	ENRER		214057	2-hw	Inside Bldg Ceiling	1987		None	None				5yr's	No	No
Exhaust Fans	Penn	Zephyr-Z-12		59123	N/A	Conf Rm-Ceiling	1987		COULD NOT FIND FANS	Fix or Replace		\$1,325		1yr	No	No
Exhaust Fan									Fan would not run							

FACILITY ID		FACILITY NAME													
2481		Library Northwest Branch													
580 Greenway Blvd.															
Lake Mary, FL 32746															
Year Built: 1987															
Sq. ft. : 12000															
Item	Make	Model	Serial #	Tons/hp/mbtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	Carrier	39E017	04787T04681		Side Mech Room	1987		Past ASHRAE Service Life	Replace with CDU		\$33,600	\$50,400	2yr's	Yes	On Time Clock
CDU-1	Carrier	38AD028530	X798133	30	Side Mech yard	1979		Past ASHRAE Service Life	Replace with AHU		\$50,400	\$25,200	1yr	No	On Time Clock
AHU-2	Carrier	40BA-009-300	U796174		Library Perimeter-Ceiling	1979		Past ASHRAE Service Life	Replace		\$7,200	\$10,800	1yr	No	No
CDU-2	Carrier	38QN060510	3887E51706	5	Side Mech yard	1987		Unit Very Rusted Unit Past Service Life	Replace		\$10,800	\$16,200	1yr	No	No
AHU-3	Carrier	40QH062300	3287416684		Conf.-Rm Mech.-Rm	1987		Past ASHRAE Service Life	Replace		\$7,200	\$10,800	1yr	Yes	No
CDU-3	Carrier	38BQ008530	3287G24509	7 1/2	Side Mech yard	1987		Fin Damage Unit Past Service Life	Replace		\$10,800	\$16,200	1yr	No	No
VAV-1-of-15	Enviro	SSDSAHEHII	N/A		Inside Bldg Ceiling	1987		VAV'S Are Rusting Out	Replace		\$32,790		2yr's	No	No
2-Exhaust Fan	CARNES	VTBA15111N04G	45320-01	1/2	Above Conf.-Rm.-Ceiling	2001		1-Of Fans Missing Belt & No Power	Fix Belt	\$100			15yr's	No	No

FACILITY NAME																
Library West Branch																
FACILITY ID	Item	Make	Model	Serial #	Tons/hp/mBtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
2482	245 N. Hunt Club Blvd. Longwood, FL Year Built: 1987 Sq. ft.: 12000															
	AHU #1	Carrier	38ED17	4687704682		Outside Mech Rm	1987		None	None		\$50,400	\$25,200	5yr's	Yes	Time Clock
	CPU #1	Carrier	38AD028530	Y797209	30	Mech Yard Side	1979		Leaks Oil Bed Coil Firt's	Replace		\$7,200	\$10,800	1yr	No	Time Clock
	AHU #2	Carrier	40BA0093300	V796163		Conf Rm-Closet	1979		Unit Past ASHRAE Service Life	Replace		\$10,800	\$16,200	1yr	Yes	Time Clock
	CPU #2	Carrier	38BQ008530	3687G34343	7 1/2	Mech Yard Side	1987		Fin Damage Unit Past Service Life	Replace		\$7,200	\$10,800	1yr	No	Time Clock
	AHU #3	Carrier	40QH052300	4687A21952		Lib Perimeter	1987		Unit Past ASHRAE Service Life	Replace		\$10,800	\$16,200	1yr	No	No
	CPU #3	Carrier	38CIN050510	4287E43223	5	Mech Yard Side	1987		Unit Past ASHRAE Service Life	Replace		\$10,800	\$16,200	1yr	No	No
	8 VAV'S	ENVIRO-TECH	SSD11SAEH	Zone Stairs	3.5-AW.	Inside Bldg	1987		Rusted & Missing Doors	Replace	\$14,180			1-10-5yr's	No	No
	Two-Exhaust Fans	CARRIES	VTBA15P5111NOS	45320-01	1/2	Conf Rm-Ceiling	2001		None	None				15yr's	No	No

FACILITY ID		FACILITY NAME													
3699		Lillie Greene Community Center													
325 Station St															
Altamonte Spgs, FL 32701															
Year Built: 1998															
Sq ft: 5660															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU-1	CARRIER	40RM-016-B600HC	4697F07688		MECH. ROOM HALLWAY	1998		DIRTY COIL WATER IN UNIT	CLEAN COIL & DRAIN	\$250			5YR'S	YES	NO
CU-1	TRANE	RAUCC20EBY0300D000009	C05F05917	20	OUT SIDE BACK OF BLDG.	2001		DIRTY COIL	CLEAN COIL	\$250			10YR'S	NO	NO
AHU-2	CARRIER	40RM-016-B600HC	4697F07731		MECH. ROOM END OF HALLWAY	1998		DIRTY COIL WATER IN UNIT	CLEAN COIL & DRAIN	\$250			5YR'S	YES	NO
CU-2	CARRIER	38AKS016-510	0398F17647	16	OUT SIDE BACK OF BLDG.	1998		FIN DAMAGE	FIX FINS	\$250			5YR'S	NO	NO
EF-1	PENN	SX115RC	N/A	N/A	CEILING ABOVE AHU-1	1998		NONE	NONE				10YR'S	NO	NO

FACILITY ID		FACILITY NAME													
2491		Mental Health Center													
300 Bay Ave.															
Sanford, FL 32771															
Year Built: 1964															
Sq ft: 8560															
Item	Make	Model	Serial #	Tons/hp/mbtu (gpm)	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU #1	Trane	TWE60C15F00	R2047X1V		Annex	2000		None	None				8Yr.s	No	NO
CDU #1	Trane	FWR050D100A1	R192X7ZF	5	Back of Bldg.	2000		None	None				8Yr.s	No	NO
AHU #2	Trane	TWE090A300CA	R073J749H		Crisis Unit	2000		None	None				8Yr.s	No	NO
CDU #2	Trane	TTA090A300CC	R081NF4AH	7 1/2	Back of Bldg.	2000		None	None				8Yr.s	No	NO
AHU #3	Trane	TWE090A300CA	R0734Y45H		Cross Roads	2000		None	None				8Yr.s	No	NO
CDU #3	Trane	TTA090A300CC	R081NS3AH	7 1/2	Back of Bldg.	2000		None	None				8Yr.s	No	NO
AHU #4	Goodman	N/A	N/A		CSU Hall Way-Ceiling	1992		None	None				1Yr	No	NO
CDU #4	Goodman	CE421G0	9207085184	3 1/2	Back of CSU Bldg.	1992		None	None	\$2,700	\$4,500		1Yr	No	NO
PKU 1	Trane	WCH090C300BC	2321016270	7 1/2	Back of Bldg.	2001		None	None				1Yr	No	NO
PKU 2	Goodman	PC059C3A	9404111821	5	Roof	1994		Unit Housing Rusting	Replace	\$7,250	\$10,875		1Yr	No	NO
PKU 3	Goodman	PC059C3A	9404111825	5	Roof	1994		Unit Housing Rusting Leaks Water	Replace	\$7,250	\$10,875		1Yr	No	NO
Exhaust Fan	Penn	FMX14B	N/A	2	Roof	N/A		None	None					No	NO

FACILITY ID		FACILITY NAME															
2486		MSBU															
1301 E Second St Sanford, FL 32771																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU	Trane	TWE090A100CA	P2752UR5H		MSBU	2002		NONE	NONE				8 YRS				
CDU	Trane	TWA090A300BC	P292NX3AH	7 1/2	MSBU	2002		NONE	NONE				8 YRS				

FACILITY ID		FACILITY NAME													
2463		Museum of Seminole County History - Historical Museum Main Bldg													
300 Bush Blvd															
Sanford, FL 32773															
Year Built: 1920															
Sq R: 6060															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
WPU 1	Bard	WH361-A00	125K052077288-02	3	North Wing	2002		None	None				10 years	Yes	No
WPU 2	Bard	WH602-A10	153M052103352-02	5	Center Wing	2002		None	None				10 years	Yes	No
WPU 3	Bard	WH361-A00	125K052077289-02	3	South W Conf Rm	2002		None	None				10 years	Yes	No

FACILITY ID		FACILITY NAME													
8113		Museum of Seminole County History - Historical Museum Processing Room													
310 Bush Blvd															
Sanford, FL 32773															
Year Built: 2004															
Sq ft: 2280															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU#1	Goodman	AEPF-183016AA	612675615		Storage Bldg	2006		None	None				13 years	No	No
CDU#1	Goodman	ZRT24-A1	602544968	2	Outside of Storage Bldg	2006		None	None				13 years	No	No
AHU#1	Trane	TWE048C14FCO	2313SN81V		Quilt Exhibit Bldg	2002		Water leak	Find cause of leak	\$400			8 years	Yes	No
CDU#1	Trane	TTV048D100A1	2224T4M5F	4	Quilt Exhibit Bldg Rear	2002		None	None				8 years	No	No
AHU#2	Trane	TWE048C14FCO	2313SN31V		Quilt Exhibit Bldg	2002		None	None				8 years	Yes	No
CDU#2	Trane	TTV048D100A0	21951055F	4	Quilt Exhibit Bldg Rear	2002		None	None				8 years	No	No
AHU#3	Goodman	AEPF-183016AA	612675613		Quilt Exhibit Bldg	2006		None	None				13 years	No	No
CDU#3	Goodman	CRT24-1A	602544999	2	Quilt Exhibit Bldg Rear	2006		None	None				13 years	No	No
Ductless Wall Unit	Expressions	40CG108301RM	N/A		Quilt Exhibit Bldg Storage	2001		None	None				8 years	No	No
CDU#4	Expressions	38CG018301	1434986019		Quilt Exhibit Bldg Rear	2001		None	None				8 years	No	No
Exhaust Fans (2)	N/A	N/A	N/A	3/4	Quilt Exhibit Bldg	2002		None	None				13 years	No	No

FACILITY ID		FACILITY NAME																			
3020		Osceola Landfill Leachate Building																			
1930 E. Osceola Rd. Geneva, FL 32732																					
Item	Make	Model	Serial #	Tens/hp/mbtu (gpm)	Location	Equip Ser Date	Rating	Deficiencies	Rece.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?						
Bard Unit	Bard	20WAA-A00N	102F920725348-1	N/A	Land Fill Leachate Bldg.	N/A		Past ASHRAE Service Life	Replace		\$5,400	\$8,100	0 YRS								

FACILITY ID		FACILITY NAME													
2464		Fire Station 13 - Apopka													
3862 E. State Road 436 Apopka, FL 32714															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU-1	Trane	2TTE3F6SA1000BA	7304R971F	5		Jul-07		NONE	NONE				10YRS	YES	NO
AHU-1	Trane	2TTE3F6SA1000AA	7284UE1V	1.0 HP		Jul-07		NONE	NONE				10YRS	NO	NO
CDU-2	Trane	2TTE3F6SA1000BA	7304SA31F	5		Jul-07		NONE	NONE				10YRS	YES	NO
AHU-2	Trane	2TTE3F6SA1000AA	7284UE71V	1.0 HP		Jul-07		DIRTY COIL	CLEAN	\$250			10YRS	NO	NO
CDU-3	Trane	2TTE3F3TA1000AA	7304W6H1F	2 1/2		Jul-07									
AHU-3	Trane	2TTE3F3TA1000AA	7231NJ2V	.5 HP		2007			NONE				15 YRS	NO	NO
Ice Machine	ICE-O-MATIC	ICE0400FA3	712180011083	1.0 HP		2007		NONE	NONE				15 YRS	NO	NO
Ice Machine	ICE-O-MATIC	B55F2A	7121280011275	1.0 HP		2007		NONE	NONE				15 YRS	NO	NO

FACILITY NAME
County Services Bldg.

FACILITY ID
2453

1101 E First St
Santford, FL

Item	Make	Model	Serial #	Tons/HP/MBtu	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Chiller 1W	Trane	CGAF25EALAA1A000F	C06E04729	25	West Roof	2006		None	None				18 years	No	Yes
Chiller 2E	Trane	CGAF35EALAA1A000F	C06E04730	50	East Roof	2006		None	None				18 years	No	Yes
Chiller 3E	Trane	CGAF35EALAA1A000F	C06E04731	50	East Roof	2006		None	None				18 years	No	Yes
Chiller 4W	Trane	CGAF35EALAA1A000F	C06E04732	60	Center Roof	2006		None	None				18 years	No	Yes
Chiller 5C	Trane	CGAF35EALAA1A000F	C06E04733	60	West Roof	2006		None	None				18 years	No	Yes
Chiller 6C	Trane	CGAF35EALAA1A000F	C06E04733	60	Center Roof	2006		None	None				18 years	No	Yes
CHWP 1	Bell & Gossett	1510 8.625	1BF061	160	East Penthouse	2007		None	None				19 years	No	No
CHWP 2	Bell & Gossett	1510 8.375	1BF061	125	East Penthouse	2007		None	None				19 years	No	No
CHWP 3	Bell & Gossett	1531 8.625	187044	175	Center Penthouse	2007		None	None				19 years	No	No
CHWP 4	Bell & Gossett	1531 8.625	187044	175	Center Penthouse	2007		None	None				19 years	No	No
CHWP 5	Bell & Gossett	1510BF 8.625	1BF061	160	West Penthouse	2007		None	None				19 years	No	No
CHWP 6	Bell & Gossett	1510BF 8.375	1BF061	125	West Penthouse	2007		None	None				19 years	No	No
AHU 1	Trane	MCCB010UA0B	K07C39635		East Penthouse	2007		None	None				19 years	Yes	Yes
AHU 2	Trane	TCPA8B007E	M07A00037		East Penthouse	2007		None	None				19 years	Yes	Yes
AHU 3	Trane	TWE120C304EL	7163RURBD		West Penthouse	2007		None	None				19 years	Yes	Yes
AHU 4	Trane	TWE120C304EL	7163RURBD		West Penthouse	2007		None	None				19 years	Yes	Yes
AHU 5	Trane	TCPA8B007E3721DO	M07A00022		West Penthouse	2006		None	None				18 years	Yes	Yes
AHU 6	Trane	TCPA8B007E3721DO	M07A00023		West Penthouse	2006		None	None				18 years	Yes	Yes
AHU 7	Trane	TCPA8B007E3721DO	M07A00042		East Wing Mech Room	2007		None	None				18 years	Yes	Yes
AHU 8	Trane	MCCB008UA0A0UB	K07C38184		West Wing Mech Room	2007		None	None				14 years	Yes	Yes
AHU 9	Trane	MCCB008UA0A0UB	K07C38184		West Wing Mech Room	2007		None	None				14 years	Yes	Yes
AHU 11	Trane	TCPA8B075B2G3721DO	M07A00025		Center Penthouse	2007		None	None				14 years	Yes	Yes
VAV (26)	Trane	N/A	N/A		In Ceiling	1981		None	None				10 years	No	No
Ice Machine	Mantitowoc	QD0212A	365639	1	2nd Fl Snack bar	2000		None	None				7 years	No	No
AHU	Goodman	ARUF486016AA	607255944		Center Penthouse	2006		None	None				13 years	No	No
CDU	Goodman	GSC130603AA	609040298	5	Center Roof	2006		None	None				13 years	No	No
AHU	Goodman	ARUF336-00A-1	311013178		UPS Room	2004		None	None				11 years	No	Yes
CDU	Goodman	CLK36-1H	310995543	3	East Wing Ground	2004		Dirty coil	Clean	\$250			11 years	No	Yes
AHU 1	Liebert	DH125A-CAEI	799365-001		2nd Fl Comp Room	2004		None	None				11 years	No	Yes
CDU 1	Liebert	DCDF79910	0535C79910	10	East Low Roof	2004		None	None				11 years	No	Yes
AHU 2	Liebert	DH125A-CAEI	562589-001		2nd Fl Comp Room	2004		None	None				11 years	No	Yes
CDU 2	Liebert	DCDF165Y	0337C85749	10	East Low Roof	2004		None	None				11 years	No	Yes
AHU 9	Trane	TWE060A300CA	RO82PV48		Tax Collector/Tax Office	2000		None	None				7 years	No	Yes
CDU 9	Trane	TWA060D300A1	RO82NFS1F	5	Center Wing Ground	2000		Dirty coil	Clean	\$300			7 years	No	Yes
AHU 11	Lemnox	B10-65-1P	5478A-09226		Room 1152	1994		Dirty coil filters do not fit	Replace				1 year	Yes	Yes
CDU 11	Lemnox	HP256512P	5894G42363	5	Center Front	1994		None	Replace				1 year	No	Yes
CDU 22	Bryant	FBAN060	3296A2325		1st Fl Cor Wing	1996		None	None				3 years	No	Yes
CDU 22	Bryant	661C-060-A	2396E04664	5	East Wing Ground	1996		Dirty coil	Clean	\$300			3 years	No	Yes
CDU 22	Goodman	ARUF060-00A-1	402763129		2nd Fl Snack Bar	2004		None	None				11 years	No	Yes
CDU 22	Goodman	CLK060-3	302452114	5	2nd Fl Snack Bar	2004		None	None				11 years	No	Yes
AHU 23	Bryant	FC4BNF030000AEAA	1696A16639		Room 1127	1996		Dirty coil	Clean	\$250			3 years	No	Yes
CDU 23	Bryant	663C-024-00A-AA	1296E25550	2	West Wing Ground	1996		None	None				3 years	No	Yes

FACILITY ID	FACILITY NAME	Item	Make	Model	Serial #	Tons/HP/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
2453	County Services Bldg.	AHU 24	Evirmaster Intl	VCX24D06A000S	194D086821	2	1st Fl East End	1994		None	None			1 year	No	No
		CDU 24	Evirmaster Intl	CCB18DEA000A0GA	194D0604		Center Wing Ground	2002		None	None			9 years	No	No
		AHU No Tag	Liebert	DH075A-CAEI	540015-001	10	1st Floor Comp Room	2002		None	None			9 years	No	Yes
		CDU No Tag	Liebert	CDF104LP	0243C59700		East Wing Ground	2005		None	None			12 years	No	Yes
		CDU No Tag	Trane	TWG036A140B1	5224UWL6V	3	Room 1157	2005		None	None			12 years	No	Yes
		AHU 1	Trane	21M80036A1000AD	501268F4F	2	Center Wing Ground	2003		None	None			10 years	No	Yes
		CDU 1	Trane	TWB024C140B1	40334UJ6V	2	BOCC Comm Room	2003		None	None			10 years	No	Yes
		AHU 2	Goodman	VMC241KFAJ	3395V515	2	BOCC Roof	1999		None	None			7 years	No	Yes
		CDU 2	Goodman	VMC241KFAJ	98000976	2	BOCC Sound Booth	1999		None	None			7 years	No	Yes
		AHU 1	Weather King	WBHA-14J07NFDAL	990402994		BOCC Roof	2000		None	None			7 years	No	Yes
		CDU 1	Weather King	WKA030JAZ	TM360000759		Center Training Room 127	2000		None	None			7 years	No	Yes
		CDU 2	Weather King	WBHA-12J07NFDAL	5428M320007653		Rear Center Low Roof	2000		None	None			7 years	No	Yes
		CDU 3	Weather King	WKA018JAZ	5881M290017192		Center Training Room 127	2000		None	None			7 years	No	Yes
		PKG 1	Weather King	WBHA-17J07NFDAL	TM310002303	2 1/2	Center Training Room 127	2000		None	None			7 years	No	Yes
		PKG 2	Trane	WAK4030JAZ	5428M320007655	7 1/2	Rear Center Low Roof	2007		None	None			14 years	Yes	Yes
		PKG 3	Trane	TSC092A3RGA22A	7021019861	4	Front Lobby Roof	2002		None	None			9 years	No	Yes
		PKG 4	Trane	WSC048A3ROA0J	215100820L	3	Northwest Low Roof	2000		None	None			7 years	No	Yes
		PKG 5	Trane	WCC036F1095F	R082LGT1H	4	Center Roof	2000		None	None			7 years	No	Yes
		PKG 6	Trane	WCC048F300BF	R042LHX2H	2 1/2	Center Roof	2007		None	None			14 years	Yes	Yes
		PKG 7	Trane	2WCC3030A1000AA	64231D48H	2	Center Wing Low Roof	2007		None	None			14 years	Yes	Yes
		PKG 8	Trane	2WCC3024A1000AA	6792MGY9H	7 1/2	Center Wing Mid Roof	2007		None	None			14 years	Yes	Yes
		PKG BOCC	Trane	2WCC3024A1000AA	702101993L	2 1/2	Center Wing Mid Roof	2006		None	None			13 years	Yes	Yes
		PKG No Tag	Trane	TCD300B30FHB	701100803D	25	Rear Center Low Roof	2007		None	None			14 years	Yes	Yes
		PKG No Tag	Trane	TSCAO12U0A	K00E79582	N/A	BOCC Roof	1981		Past ASHRAE service life	Replace	\$23,450	\$35,040	1 year	Yes	Yes
		WPU	Trane	DCCB-AAAGCHA0BAAC0EA	K95K78581	3 1/2	East Low Roof	1981		Past ASHRAE service life	Replace	\$23,450	\$35,040	1 year	Yes	Yes
		PRV 1	Penn Ventilator	CB16	N/A	1/4	1st Fl Cir Wing	2002		None	None			9 years	Yes	No
		PRV 2	Penn Ventilator	BB531	N/A	1/6	West Roof	1985		Past ASHRAE service life	Replace	\$1,950		0	No	No
		PRV 4	Penn Ventilator	BB531	N/A	1/6	West Roof	1985		Past ASHRAE service life	Replace	\$1,950		1 year	No	No
		PRV 5	Penn Ventilator	BB531	N/A	1/6	Northwest Roof	1985		Past ASHRAE service life	Replace	\$1,950		0	No	No
		PRV 6	Penn Ventilator	BB531	N/A	1/6	Northwest Roof	1985		Past ASHRAE service life	Replace	\$1,950		1 year	No	No
		PRV 7	Penn Ventilator	BB45	N/A	1/4	Northwest Roof	1985		Past ASHRAE service life	Replace	\$1,950		1 year	No	No

FACILITY ID		FACILITY NAME												
2453		County Services Bldg.												
1101 E First St Sanford, FL														
Item	Make	Model	Serial #	Tons/tp/mbtu /gpm	Location	Equip Ser Date	Bating	Deficiencies	Recc.	Repair \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
PRV 8	Penn Ventilator	AB10	N/A	1/4	Center Roof	1985		Past ASHRAE service life	Replace	\$1,950		1 year	No	No
PRV 9	Penn Ventilator	CB18	N/A	1/4	Northeast Roof	1985		Past ASHRAE service life	Replace	\$1,950		1 year	No	No
PRV 10	Penn Ventilator	CB18	N/A	1/4	Northeast Roof	1985		Past ASHRAE service life	Replace	\$1,950		0	No	No
PRV 12	Penn Ventilator	CB18	N/A	1/4	East Roof	1985		Past ASHRAE service life	Replace	\$1,950		0	No	No
PRV 14	Penn Ventilator	BB631	N/A	1/4	East Roof	1985		Past ASHRAE service life	Replace	\$1,950		0	No	No
PRV 15	Penn Ventilator	XR60	N/A	1/4	Rear Center Low Roof	1985		Past ASHRAE service life	Replace	\$1,950		1 year	No	No
PRV 17	N/A	N/A	N/A	N/A	Center Wing Mid Roof	1985		Past ASHRAE service life	Replace	\$1,950		0	No	No
PRV Eeatstf	Penn Ventilator	AB10	N/A	N/A	East Low Roof	N/A		Past ASHRAE service life	Replace	\$1,950		0	No	No
PRV No Tag	Dayton	4YU93	0523840	1/4	Center Roof	2005		None	None			17 years	No	No
PRV No Tag	N/A	N/A	N/A	N/A	BOCC Roof	N/A		No belt life	Replace belt	\$400		2 years	No	No
PRV No Tag	N/A	N/A	N/A	N/A	Center Wing Mid Roof	N/A		Past ASHRAE service life	Replace	\$1,950		0	No	No
PRV No Tag	N/A	N/A	N/A	N/A	East Wall	N/A		None	None			2 years	No	No
EF 1	Cook	80C2B	04756731	1/6	West Wing Low Roof	2004		No belt, not secured to curb	Replace belt, secure to curb	\$450				No

FACILITY ID		FACILITY NAME														
2484		Court Facilities Bldg.														
116 North Hood																
Sanford FL																
Year Built: 1986																
Sq ft: 7872																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
RTU 1	Bryant	602BNX036000AC	3305G21564	3	Roof	2005		None	None				12 years	No	No	
RTU 2	Bryant	602BNX036000AC	3205G41320	3	Roof	2005		None	None				12 years	No	No	
RTU 3	Carrier	50EE030330	1989C67475	2 1/2	Roof	1989		None	None				2 years	Yes	No	
RTU 4	Carrier	50EE021300	4986037958	2 1/2	Roof	1989		None	None				2 years	Yes	No	
RTU 5	Carrier	50EE029330	4286091015	2 1/2	Roof	1989		None	None				2 years	Yes	No	
RTU 6	Bryant	602BNX036000AC	3205G31426	3	Roof	2005		None	None				12 years	No	No	
RTU 7	Carrier	50EE030330	1989E67471	2 1/2	Roof	1989		None	None				2 years	No	No	
RTU 8	Carrier	50EE024331	0289C66525	2	Roof	1989		None	None				2 years	No	No	
RTU 9	Carrier	50EE030330	1789C87592	2 1/2	Roof	1989		None	None				2 years	No	No	

FACILITY ID	Item	Make	Model	Serial #	Tens/psim/btu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
8120	Chiller-1	York	YTHS-B2-C3-CK-J	SFMM-985270	300	Chiller Plant	2004		None	None				20 years	No	Yes
	Chiller-2	York	YTHS-B2-C3-CK-J	SFMM-985270	300	Chiller Plant	2004		None	None				20 years	No	Yes
	Chiller-3	York	YTHS-B2-C3-CK-J	SFMM-985260	300	Chiller Plant	2004		None	None				20 years	No	Yes
	Tower-1	BAC	3412A-3	U037408301	25hp	Chiller Yard	2004		None	None				20 years	No	No
	Tower-2	BAC	3412A-3	U037408301	25hp	Chiller Yard	2004		None	None				20 years	No	No
	Tower-3	BAC	3412A-3	U037408301	25hp	Chiller Yard	2004		None	None				20 years	No	No
	VFD Fan-1	York Air Mod	AKK40102032	489989J2200	25hp	Chiller Plant	2004		None	None				20 years	No	No
	VFD Fan-2	York Air Mod	AKK40102032	489989J2200	25hp	Chiller Plant	2004		None	None				20 years	No	No
	VFD Fan-3	York Air Mod	AKK40102032	489989J2200	25hp	Chiller Plant	2004		None	None				20 years	No	No
	Cond Pump P-8	TACO	F5013E2KALIL0A	P-8	15hp	Chiller Plant	2004		None	None				17 years	No	No
	Cond Pump P-9	TACO	F5013E2KALIL0A	P-9	15hp	Chiller Plant	2004		None	None				17 years	No	No
	Cond Pump P-10	TACO	F5013E2KALIL0A	P-10	15hp	Chiller Plant	2004		None	None				17 years	No	No
	Cond Pump P-11	TACO	F5013E2KALIL0A	P-11	15hp	Chiller Plant	2004		None	None				17 years	No	No
	Chw Secondary P-5	TACO	F5011E2JAJL0A	P-5	20hp	Chiller Plant	2004		None	None				17 years	No	No
	Chw Secondary P-6	TACO	F5011E2JAJL0A	P-6	20hp	Chiller Plant	2004		None	None				17 years	No	No
	Chw Secondary P-7	TACO	F5011E2JAJL0A	P-7	20hp	Chiller Plant	2004		None	None				17 years	No	No
	VFD Secondary P-5	York Air Mod	N/A	P-5	20hp	Chiller Plant	2004		None	None				17 years	No	No
	VFD Secondary P-6	York Air Mod	N/A	P-6	20hp	Chiller Plant	2004		None	None				17 years	No	No
VFD Secondary P-7	York Air Mod	N/A	P-7	20hp	Chiller Plant	2004		None	None				17 years	No	No	
Chw Primary P-1	TACO	FH075E2FAJL0A	282976	7.5hp	Chiller Plant	2004		None	None				17 years	No	No	
Chw Primary P-2	TACO	FH075E2FAJL0A	282976	7.5hp	Chiller Plant	2004		None	None				17 years	No	No	
Chw Primary P-3	TACO	FH075E2FAJL0A	282976	7.5hp	Chiller Plant	2004		None	None				17 years	No	No	
Chw Primary P-4	TACO	FH075E2FAJL0A	282976	7.5hp	Chiller Plant	2004		None	None				17 years	No	No	
VAV (289)	York	VH510	14861-2	2 3/5	Ceiling	2004		None	None				27 years	No	No	
VAV (Heat)	York	VH510	140437-9	2 3/5	Ceiling	2004		None	None				27 years	No	No	
AHU-1	York	AP400	CFMM18413D	25hp	1st Fl	2004		None	None				17 years	Yes	Yes	
AHU-2	York	AP250	CFMM18414D	15hp	1st Fl	2004		None	None				17 years	Yes	Yes	
AHU-3	York	AP105	CFMM18415D	10hp	1st Fl	2004		None	None				17 years	Yes	Yes	
AHU-4	York	AP305	CFMM18416D	25hp	1st Fl	2004		None	None				17 years	Yes	Yes	
AHU-5	York	AP105	CFMM18417D	10hp	1st Fl	2004		None	None				17 years	Yes	Yes	
AHU-6	York	AP305	CGMM18600D	20hp	2nd Fl	2004		None	None				17 years	Yes	Yes	
AHU-7	York	AP250	CGMM18602D	20hp	2nd Fl	2004		None	None				17 years	Yes	Yes	
AHU-8	York	AP215	CGMM18603D	15hp	2nd Fl	2004		None	None				17 years	Yes	Yes	
AHU-9	York	AP250	CGMM18885D	20hp	3rd Fl	2004		None	None				17 years	Yes	Yes	
AHU-10	York	AP305	CGMM18885D	20hp	3rd Fl	2004		None	None				17 years	Yes	Yes	
AHU-11	York	AP215	CHMM18917D	15hp	4th Fl	2004		None	None				17 years	Yes	Yes	
AHU-12	York	AP250	CHMM18917D	20hp	4th Fl	2004		None	None				17 years	Yes	Yes	
AHU-13	York	AP215	CHMM18920D	20hp	4th Fl	2004		None	None				17 years	Yes	Yes	
AHU-14	York	AP250	CHMM19391D	20hp	5th Fl	2004		None	None				17 years	Yes	Yes	
AHU-15	York	AP250	CHMM19392D	20hp	5th Fl	2004		None	None				17 years	Yes	Yes	
AHU-16	York	AP305	CHMM19397D	20hp	5th Fl	2004		None	None				17 years	Yes	Yes	
AHU-17	York	AP500	CHMM19398D	25hp	Penthouse	2004		None	None				17 years	Yes	Yes	
AHU-18	York	AP170	CHMM19398D	15hp	Penthouse	2004		None	None				17 years	Yes	Yes	

FACILITY ID		FACILITY NAME														
8120		Criminal Justice Center														
101 Bush Blvd Sanford, FL																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU-19	York	AP500	CHMM19390D	25hp	Penthouse	2004		None	None				17 years	Yes	Yes	
AHU-20	York	AP105	CFMM18421D	7.5hp	Basement	2004		None	None				17 years	Yes	Yes	
AHU-21	York	AP35	CFMM18411D	10hp	Rear Loading Dock	2004		None	None				17 years	Yes	Yes	
AHU-23	York	24YSHW66	K08FC665853		Chiller Plant	2004		None	None				11 years	No	No	
AHU-24	York	60YSVW6	K08FC665855		Penthouse	2004		None	None				11 years	No	No	
AHU-25	York	60YSVW6	K08FC665855		Penthouse	2004		None	None				11 years	No	No	
AHU-26	York	60YSVW6	K08FC665855		Penthouse	2004		None	None				11 years	No	No	
VFD Air handlers	York Air Mod	24 Drives	N/A	N/A		2004		None	None				20 years	No	No	
Mini Mate 1	Liebert	MMD40C2A0EDC	0331N80837	3	Room 0079	2004		None	None				12 years	No	No	
Mini Mate 2	Liebert	MMD40C2A0EDC	0331N80847	3	Room 1150	2004		None	None				12 years	No	No	
Mini Mate 3	Liebert	MMD40C2A0EDC	0331N80800	3	Room 3090	2004		None	None				12 years	No	No	
Mini Mate 4	Liebert	MMD40C2A0EDC	0331N80845	3	Room 4238	2004		None	None				12 years	No	No	
Mini Mate 5	Liebert	MMD40C2A0EDC	0331N80841	3	Room 1280	2004		None	None				12 years	No	No	
Mini Mate 6	Liebert	MMD40C2A0EDC	0331N80804	3	Room 3214	2004		None	None				12 years	No	No	
Mini Mate 7	Liebert	MMD40C2A0EDC	0331N80801	3	Room 5222	2004		None	None				12 years	No	No	
Mini Mate 8	Liebert	MMD40C2A0EDC	0331N80830	3	Room 4044	2004		None	None				12 years	No	No	
Mini Mate 9	Liebert	MMD40C2A0EDC	0331N80864	3	Room 3045	2004		None	None				12 years	No	No	
Mini Mate 10	Liebert	MMD40C2A0EDC	0331N80880	3	Room 1072	2004		None	None				12 years	No	No	
Mini Mate 11	Liebert	MMD40C2A0EDC	0331N80865	3	Room 3042	2004		None	None				12 years	No	No	
Mini Mate 12	Liebert	MMD40C2A0EDC	0331N80828	3	Room 5063	2004		None	None				12 years	No	No	
Mini Mate 13	Liebert	MMD40C2A0EDC	0331N80844	3	Room 3196	2004		None	None				12 years	No	No	
Mini Mate 14	Liebert	MMD40C2A0EDC	0331N80914	3	Room 1142	2004		None	None				12 years	No	No	
Mini Mate 15	Liebert	MMD40C2A0EDC	0331N80882	3	Room 2430	2004		None	None				12 years	No	No	
Mini Mate 16	Liebert	MMD40C2A0EDC	0331N80883	3	Room 2198	2004		None	None				12 years	No	No	
Mini Mate 17	Liebert	MMD40C2A0EDC	0331N80877	3	Room 3192	2004		None	None				12 years	No	No	
Mini Mate 18	Liebert	MMD40C2A0EDC	0331N80878	3	Room 2036	2004		None	None				12 years	No	No	
Mini Mate 19	Liebert	MMD40C2A0EDC	0331N80879	3	Room 1142	2004		None	None				12 years	No	No	
Deluxe System 3	Liebert	UH529C-AAE0	416241G117	30	Clerks Office	2004		None	None				12 years	No	No	
Exhaust Fan 1	Cook	365SQN-HP	047S747641	7 1/2	Penthouse	2004		None	None				17 years	No	No	
Exhaust Fan 2	Cook	365SQN-PH	047S747641	10	Room 6010	2004		None	None				17 years	No	No	
Exhaust Fan 3	Cook	365SQN-HP	047S747641	7 1/2	Penthouse	2004		None	None				17 years	No	No	
Exhaust Fan 4	Cook	245SQN-B	047S747641	3/4	Sheriff's Locker Room	2004		None	None				17 years	No	No	
Exhaust Fan 5	Cook	N/A	047S747641	50	Room 1118	2004		None	None				17 years	No	No	
Exhaust Fan 6	Cook	80SQN-B	047S747641	1/4	Room 1118	2004		None	None				17 years	No	No	
Exhaust Fan 7	Cook	135SQN-B	047S747641	1/4	1st Fl	2004		None	None				17 years	No	No	
Exhaust Fan 8	Cook	135SQN-B	047S747641	1/2	Sheriff's Locker Room	2004		None	None				17 years	No	No	
Exhaust Fan 9	Cook	120SQN-B	047S747641	1/4	Rear Loading Dock	2004		None	None				17 years	No	No	
Exhaust Fan 10	Cook	365SQN-PH	047S747641	10	Penthouse	2004		None	None				17 years	No	No	
Exhaust Fan 11	Cook	N/A	047S747641	1/4	Clerks Office	2004		None	None				17 years	No	No	
Exhaust Fan 12	Cook	N/A	047S747641	10	Clerks Office	2004		None	None				17 years	No	No	

FACILITY ID		FACILITY NAME															
8120		Criminal Justice Center															
101 Bush Blvd Sanford, FL																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
Exhaust Fan 13	Cook	300SQN-P	047S747641	7 1/2	Chiller Plant	2004		None	None				17 years	No	No		

FACILITY ID		FACILITY NAME													
2490		CSB Boiler House													
1101 1ST ST E. Sanford, FL Year Built: 1960 Sq. Ft.: 4500															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
ARJ	Trane	TWE090A300AC	P431PD75H		Storage Area	1999		None	None				7yrs	No	No
CDU	Trane	TWA090A300BC	P4334PPAH	7 1/2	Outside Ground	1999		None	None				7yrs	No	No
Condensate Pumps	Grundfos	B-9404	Type-CR2-60-U-G-A- 8UJE	5HP.	Garage	1993		None	None				6yrs	No	No
Chemical Pump	Waltchem	1014-191S	89090200		Garage	1999		None	None				5yrs	No	No
Boiler - Steam	Cleaver Brooks	CB1700125LE	L37790	5102	Garage	1997		None	None				15yrs	No	No
Boiler - Steam	Continental	15821165	F11B2500465936236	8625	Garage	1965		Past ASHRAE	Replace		\$139,700		1yr	No	No
Exh-Fan-1	PENN	N/A	N/A	N/A	Storage Roof	N/A		None	None				5yrs	No	No
2-Exh-Fans	PENN	DX18B	Label#-39271	N/A	Garage Roof	N/A		None	None				10yr	No	No

FACILITY NAME															
Econ River House															
FACILITY ID															
8082															
3795 Old Lockwood Rd															
Owiedo, FL 32765															
Item	Make	Model	Serial #	Tons/hp/mixtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CDU	Carrier	388YC024340	0469E27231	2	Econ river house	1999		NONE	NONE				5 YRS	NO	NO
ARU	Trains	1WG030A140BT	S-32221326V		Econ river house	1999		NONE	NONE				5 YRS	NO	NO

FACILITY ID		FACILITY NAME														
2443		Fleet/Facilities Management Bldg														
205 County Home Rd																
Sanford, FL 32773																
Year Built: 1987																
Sq ft: 12304																
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU#1	Trane	TWE120A300CA	N/A		Electrical Room	2000		None	None				7 years	No	No	
CDU#1	Trane	TWA120A300DA	R444XPYAH	10	Outside of Electrical Room	2000		None	None				7 years	No	No	
AHU#2	Carrier	FX4BN030	4505A72945		Attic	2005		None	None				12 years	No	No	
CDU#2	Carrier	38ETG030300	3305E45677	2 1/2	N East Side of Bldg	2005		None	None				12 years	No	No	
AHU#3	Armstrong Air	BCS2M60C00NA1P-1	6006L30897		Attic	2007		No insulation on drain line	Insulate	\$300			14 years	No	No	
CDU#3	Armstrong Air	2SCU13LE160P-1	1607D00462	5	N East Side of Bldg	2007		None	None				14 years	No	No	
AHU#4	Trane	TWE120A300CA	R452KKG5H		Room 158	2000		None	None				7 years	No	No	
CDU#4	Trane	TWA120A300DA	R443YAUAH	10	South Side of Bldg	2000		Dirty coil	Clean	\$400			7 years	No	No	
Ice Machine	Manitowoc	QD0282A	990862729	N/A	Room 177	1999		None	None				5 years	No	No	
Exhaust Fan	Dayton	3C305A	X914450	3/4	Woodshop	1991		None	None				3 years	No	No	
WPU#1	Marvair	ABP48ACC15MU-1000	HN91748	4	Woodshop Wall	1995		None	None				2 years	No	No	
WPU#2	Eubank	W60CS00B1F00A	976-P30176	5	S East Wall	1997		Dirty coil	Clean	\$400			4 years	Yes	No	

FACILITY ID		FACILITY NAME															
2443		Fleet/Facilities Warehouse Bldg															
205 County Home Rd																	
Sanford, FL 32773																	
Year Built: 1987																	
Sq ft: 12304																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
Exhaust Fan	Dayton	5C196	957343	1/2	Warehouse	1995		None	None				7 years	No	No		
Exhaust Fan	Sound Aire	N/A	N/A	N/A	East Side Roof	N/A		None	None				10 years	No	No		
Exhaust Fan	Sound Aire	N/A	N/A	N/A	East Side Roof	N/A		None	None				10 years	No	No		

FACILITY ID		FACILITY NAME															
8109		Fire Station 12 - Douglas															
325 Douglas Ave																	
Altamonte Springs, FL																	
Item	Make	Model	Serial #	Tons/hp/lbmtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU-1	Trane	TWE063P13FB0	3113LMK1V		1st FL. ELECTRICAL ROOM	2003		NONE	NONE				10YR'S	YES	NO		
CDU-1	Trane	TWR060D100A2	2113AG11F	5	SW SIDE OF BLDG..	2003		DIRTY COIL	CLEAN	\$250			10YR'S	NO	NO		
AHU-2		AH68HKB4200	28211203359		2nd Fl	2003		NONE	NONE				10YR'S	YES	NO		
CDU-2		QH848-10	28312223979	4	SW SIDE OF BLDG..	2003		DIRTY COIL	CLEAN	\$250			10YR'S	NO	NO		
Ice Machine	Manitowoc	QD0602A	0G0562683	2	EQUIPMENT STORAGE ROOM	2006		NONE	NONE				8YR'S	NO	NO		
SPACE HEATER	EMERSON	MHU-032	01-84-1627	2.23-KW	FITNESS ROOM	2001		NONE	NONE				7YR'S	NO	NO		
EF-NO TAG	LOREN COOK	GEMINI 4-15	N/A	N/A	FITNESS ROOM	N/A		DON'T WORK PAST ASHRAE SERVICE LIFE	REPLACE		\$915			NO	NO		
EF-NO TAG	LOREN COOK UNI-DOME	245U5E-ACU	S153466	N/A	TRUCK BAY ROOF	1983					\$2,220			NO	NO		

FACILITY ID

2462

211 Bush Blvd.
 Sanford FL 32773
 Year Built: 1985
 Sq ft: 190000

FACILITY NAME

John E. Polk Correctional Facility

Item	Make	Model	Serial #	Tons/HP/mbtu	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
Chiller-1	York	YR-YD-VB-T0-46A	SBMM-990780	250	Chiller Plant	2003		None	None			25 years	No	Yes
Chiller-2	York	YR-YD-VB-T0-46A	SBMM-990650	250	Chiller Plant	2003		None	None			25 years	No	Yes
Boiler-1	York Shipley	560-SPW-100-N	03-21524	4185	Boiler Plant	2003		None	None			25 years	No	No
Boiler-2	York Shipley	560-SPW-100-N	03-21525	4185	Boiler Plant	2003		None	None			25 years	No	No
RTU-1	Trane	TSCB04J0C	K06820742	N/A	Admin Building Roof	2006		None	None			13 years	Yes	Yes
RTU-2	Trane	TCC024F100BG	3333K1M2H	2	Medical Records Room	2003		None	None			10 years	Yes	Yes
Mini Split AHU	Goodman	WMC24-1A	80300181	2	Admin Building Cor Room	2003		None	None			7 years	No	No
Mini Split CDU	Goodman	HD224-1AB	8407041	2	Admin Building Roof	2000		None	None			16 years	No	No
Cond Pump-1	Taco	F15009E2HAJL0A	27749513	15hp	Chiller Plant	2003		None	None			16 years	No	No
Cond Pump-2	Taco	F15009E2HAJL0A	27749513	15hp	Chiller Plant	2003		None	None			16 years	No	No
Cond Pump-3	Taco	F15009E2HAJL0A	27749513	15hp	Chiller Plant	2003		None	None			16 years	No	No
Chw Pump-1	Taco	F13013E2KAHLOA	27749511	25hp	Chiller Plant	2003		None	None			16 years	No	No
Chw Pump-2	Taco	F13013E2KAHLOA	27749511	25hp	Chiller Plant	2003		None	None			16 years	No	No
Chw Pump-3	Taco	F13013E2KAHLOA	27749511	25hp	Chiller Plant	2003		None	None			16 years	No	No
Tower-1	BAC	3272A-2	U037189601	15hp	Chiller Plant	2003		Scale build up on coil	Clean	\$5,000		16 years	No	Yes
Tower-2	BAC	3272A-2	U037189601	15hp	Chiller Plant	2003		Scale build up on coil	Clean	\$5,000		16 years	No	Yes
HWP-1	Taco	F12511E2HAJL0A	277495-5	15hp	Boiler Room	2003		None	None	\$2,000		16 years	No	No
HWP-2	Taco	F12511E2HAJL0A	277495-5	15hp	Boiler Room	2003		Water leak	Find and fix leak	\$2,000	\$4,420	16 years	No	No
Air Cooled Condenser	Scotsman	N/A	4680164	N/A	Kitchen Roof	N/A		Past ASHRAE service life	Replace			14 years	Yes	Yes
AHU 2	Trane	MCCB008UA0A0UA	K07G96157	N/A	A-Pod	2007		None	None			14 years	Yes	Yes
AHU 3	Trane	MCCB008UA0A0UA	K07D96138	N/A	C-Pod	2007		None	None			14 years	Yes	Yes
AHU 4	Trane	MCCB008UA0A0UB	K07G85170	N/A	A-Pod	2007		None	None			14 years	Yes	Yes
AHU 5	Trane	MCCB008UA0A0UB	K07G86203	N/A	C-Pod	2007		None	None			14 years	Yes	Yes
AHU 6	Trane	M8B	K79A48423	N/A	A-Pod	1979		Past ASHRAE service life	Replace	\$16,050		1 year	Yes	Yes
AHU 7	Trane	M8B	K79A48423	N/A	C-Pod	1979		Past ASHRAE service life	Replace	\$16,050		1 year	Yes	Yes
AHU 8	Trane	M8B	K79A48423	N/A	A-Pod	1979		Past ASHRAE service life	Replace	\$16,050		1 year	Yes	Yes
AHU 9	Trane	M8B	K79A48430	N/A	C-Pod	1979		Past ASHRAE service life	Replace	\$16,050		1 year	Yes	Yes
AHU 10	Trane	MCCB008UA0A0UA	K09G96151	N/A	B-Pod	2007		None	None			14 years	Yes	Yes
AHU 11	Trane	MCCB008UA0A0UA	K07G96190	N/A	B-Pod	1979		Past ASHRAE service life	Replace	\$16,050		1 year	Yes	Yes
AHU 12	Trane	M8B	K79A48432	N/A	B-Pod	1979		Past ASHRAE service life	Replace	\$16,050		1 year	Yes	Yes
AHU 13	Trane	M8B	K79A48426	N/A	B-Pod	1979		Past ASHRAE service life	Replace	\$16,050		1 year	Yes	Yes
AHU 14	Trane	M8B	90178105	N/A	Control 2 Roof	1999		Cabinet damage	Fix	\$500		6 years	Yes	Yes
AHU 15	Trane	MCCB021UA0C0UB	K05G92911	N/A	Boiler Room	2005		None	None			12 years	Yes	Yes
AHU 16	Trane	CDOB14ENFE	K86E00017	N/A	D-Pod	1986		Past ASHRAE service life	Replace	\$27,080		1 year	Yes	Yes
AHU 17	Trane	CDOB14ENFE	K86E00017	N/A	D-Pod	1986		Past ASHRAE service life	Replace	\$27,080		1 year	Yes	Yes
AHU 18	Trane	CDOB14ENFE	K86E00018	N/A	D-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 19	Trane	CDOB14ENFE	K86E00018	N/A	D-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 20	Trane	CDOB10ENFE	K86E00011	N/A	E-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 21	Trane	CDOB10ENFE	K86E00012	N/A	E-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 22	Trane	CDOB10ENFE	K86E00013	N/A	F-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 23	Trane	CDOB10ENFE	K86E00014	N/A	F-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 24	Trane	CDOB10ENFE	K86E00015	N/A	G-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 25	Trane	CDOB10ENFE	K86E00016	N/A	G-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 26	Trane	CDOB10ENFE	K86E01317	N/A	H-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes
AHU 27	Trane	CDOB10ENFE	K86E01318	N/A	H-Pod	1986		Past ASHRAE service life	Replace	\$24,900		1 year	Yes	Yes

FACILITY ID		FACILITY NAME													
2462		John E. Polk Correctional Facility													
211 Bush Blvd. Sanford FL 32773 Year Built: 1985 Sq ft: 190000															
Item	Make	Model	Serial #	Tons/lph/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU 28	Trane	CCDB14DNFE	K86E99882		Loading Dock	1986		Past ASHRAE service life	Replace		\$24,350		1 year	Yes	Yes
AHU 29	Trane	CCDB12CF0E	K86E99883		Loading Dock	1986		Past ASHRAE service life	Replace		\$22,740		1 year	Yes	Yes
AHU 30	Trane	CCDB06CF0E	K86E01319		H-Pod	1986		Past ASHRAE service life	Replace		\$24,900		1 year	Yes	Yes
AHU 31	Trane	CCDB08CF0E	K86E01320		G-Pod	1986		Past ASHRAE service life	Replace		\$24,900		1 year	Yes	Yes
AHU 32	Trane	CGD808DNFE	K86E01321		H-Pod	1986		Past ASHRAE service life	Replace		\$24,900		1 year	Yes	Yes
AHU 33	Trane	CGD808DNFE	K86E01322		H-Pod	1986		Past ASHRAE service life	Replace		\$24,900		1 year	Yes	Yes
PKG 34	Trane	4NCC30481300AA	7051JW998H	4	Control 2 Roof	2006		None	None				13 years	Yes	Yes
PKG 35	Trane	4WCC3036A300AA	6442XME9H	3	Control 2 Roof	2006		None	None				13 years	Yes	Yes
PKG 36	Trane	2WCC3036A1000AA	73421ME9H	2	Control 2 Roof	2006		None	None				13 years	Yes	Yes
PKG 37	Trane	2WCC3024A1000AA	7192KL39H	2	Control 2 Roof	2006		None	None				12 years	Yes	Yes
EF-1	Cook	210R4B	7020203	1/3	Chiller Plant Roof	2000		None	None				12 years	No	Yes
EF-2	Cook	210R4B	77020203	1/3	Chiller Plant Roof	2000		None	None				12 years	No	Yes
PRV-001	Greenheck	G-100-A	00J2005	1/4	B-Pod	2000		None	None				12 years	No	Yes
PRV-002	Greenheck	G-95-D	00J20107	1/4	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-003	Greenheck	G-95-D	00J02108	1/4	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-004	Greenheck	GB-200-A	00J21353	1/3	A-Pod	2000		None	None				12 years	No	Yes
PRV-005	Greenheck	GB-200-A	00J21435	1/3	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-006	Greenheck	G-70-D	00J21413	1/3	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-007	Greenheck	G-100-A	00J20007	1/4	A-Pod	2000		None	None				12 years	No	Yes
PRV-008	Greenheck	G-100-A	00J20008	1/3	A-Pod	2000		None	None				12 years	No	Yes
PRV-009	Greenheck	G-100-A	00J20006	1/3	A-Pod	2000		None	None				12 years	No	Yes
PRV-010	Greenheck	G-100-A	00J20009	1/3	A-Pod	2000		None	None				12 years	No	Yes
PRV-011	Greenheck	GB-200-A	00J21358	1/3	B-Pod	2000		None	None				12 years	No	Yes
PRV-012	Greenheck	GB-200-3	00J21337	1/3	B-Pod	2000		None	None				12 years	No	Yes
PRV-013	Greenheck	G-100-A	00J20010	1/3	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-014	Greenheck	GB-200-3	00J21350	1/3	C-Pod	2000		None	None				12 years	No	Yes
PRV-015	Greenheck	GB-200-3	00J21351	1/3	A-Pod	2000		None	None				12 years	No	Yes
PRV-016	Greenheck	GB-200-3	00J21554	1/3	C-Pod	2000		None	None				12 years	No	Yes
PRV-017	Greenheck	GB-200-3	00J21554	1/3	C-Pod	2000		None	None				12 years	No	Yes
PRV-018	Greenheck	GB-200-3	00J21349	1/3	A-Pod	2000		None	None				12 years	No	Yes
PRV-019	Greenheck	GB-200-3	00J21355	1/3	C-Pod	2000		None	None				12 years	No	Yes
PRV-020	Greenheck	GB-200-3	00J21355	1/3	C-Pod	2000		None	None				12 years	No	Yes
PRV-021	Greenheck	GB-200-3	00J21352	1/3	C-Pod	2000		None	None				12 years	No	Yes
PRV-022	Greenheck	G-100-A	00J20011	1/3	B-Pod	2000		None	None				12 years	No	Yes
PRV-023	Greenheck	GB-200-3	00J21360	1/3	B-Pod	2000		None	None				12 years	No	Yes
PRV-024	Greenheck	CUBE-200-5	00J20239	1/3	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-025	Greenheck	GB-200-3	00J21359	1/3	B-Pod	2000		None	None				12 years	No	Yes
PRV-026	Greenheck	G-75-D	00J20049	1/20	Admin Building Roof	2000		Fan not secured to curb	Secure				12 years	No	Yes
PRV-027	Greenheck	G-85-D	00J20067	1/20	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-28	Greenheck	CUE-100-B	00J15961	1/6	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-29	Greenheck	GB-200-7	00J19995	3/4	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-30	Greenheck	GB-300-20	00J21633	2	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-31	Greenheck	G-70-D	00J20043	1/30	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-32	Greenheck	G-70-D	00J20044	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-33	Greenheck	G-70-D	00J20044	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes

FACILITY ID		FACILITY NAME													
2462		John E. Polk Correctional Facility													
211 Bush Blvd. Sanford FL 32773 Year Built: 1985 Sq ft: 190000															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
PRV-34	Greenheck	G-70-D	00J20045	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-35	Greenheck	G-70-D	00J20046	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-36	Greenheck	G-70-D	00J20047	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-37	Greenheck	G-70-D	00J20048	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-38	Greenheck	G-100-A	00J20012	1/4	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-39	Greenheck	G-75-D	00J20050	1/25	Admin Building Roof	1979		None	None				12 years	No	Yes
PRV-40	Greenheck	G-85-D	00J20068	1/20	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-41	Greenheck	G-100-A	00J20013	1/4	Admin Building Roof	1979		None	None				12 years	No	Yes
PRV-42	Greenheck	G-65-D	00J07987	1/30	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-43	Greenheck	G-90-D	00J21453	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-44	Greenheck	G-90-D	00J21454	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-45-Q	Greenheck	CUBE-200-7	00J16411	3/4	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-46	Greenheck	CUBE-180-3	00J16399	1/3	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-47	Greenheck	CUBE-200-5	00J20240	1/2	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-50	Greenheck	G-90-D	00J21455	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-51	Greenheck	G-90-D	00J21456	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-52	Greenheck	G-95-D	00J20104	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-53	Greenheck	CUBE-300-20	00J20257	2	D-Pod	2000		None	None				12 years	No	Yes
PRV-54	Greenheck	G-95-D	00J21461	1/8	D-Pod	2000		None	None				12 years	No	Yes
PRV-56	Greenheck	G-95-D	00J21465	1/2	F-Pod	2000		Bad motor	Fix or replace motor	\$400			12 years	No	Yes
PRV-58	Greenheck	CUBE-240-20	00J20255	2	D-Pod	2000		None	None				12 years	No	Yes
PRV-59	Greenheck	G-95-D	00J20105	1/8	D-Pod	2000		None	None				12 years	No	Yes
PRV-60	Greenheck	CUBE-300-10	00J21617	1	E-Pod	2000		None	None				12 years	No	Yes
PRV-61	Greenheck	G-95-D	00J20106	1/8	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-63	Greenheck	CUBE-300-15	00J20258	1 1/2	E-Pod	2000		None	None				12 years	No	Yes
PRV-64	Greenheck	G-95-D	00J21462	1/2	E-Pod	2000		None	None				12 years	No	Yes
PRV-65	Greenheck	CUBE-300-15	00J20261	1 1/2	F-Pod	2000		None	None				12 years	No	Yes
PRV-66	Greenheck	G-65-D	00J212397	1/4	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-68	Greenheck	CUBE-300-15	00J21262	1 1/2	F-Pod	2000		None	None				12 years	No	Yes
PRV-69	Greenheck	G-95-D	00J21464	1/2	F-Pod	2000		Bad motor	Fix or replace motor	\$400			12 years	No	Yes
PRV-70	Greenheck	CUBE-300-15	00J20259	1	G-Pod	2000		None	None				12 years	No	Yes
PRV-71	Greenheck	G-95-D	00J21465	1/2	G-Pod	2000		None	None				12 years	No	Yes
PRV-74	Greenheck	G-95-Q	00J21466	1	G-Pod	2000		None	None				12 years	No	Yes
PRV-75	Greenheck	CUBE-300-10	00J21619	1	H-Pod	2000		None	None				12 years	No	Yes
PRV-73	Greenheck	CUBE-300-10	00J21618	1 1/2	G-Pod	2000		None	None				12 years	No	Yes
PRV-78	Greenheck	CUBE-300-15	00J20260	1 1/2	H-Pod	2000		None	None				12 years	No	Yes
PRV-79	Greenheck	G-60-D	00J20039	1/4	H-Pod	2000		None	None				12 years	No	Yes
PRV-80	Greenheck	G-85-D	00J20069	1/20	E-Pod	2000		None	None				12 years	No	Yes
PRV-81	Greenheck	G-85-D	00J21436	1/20	Warehouse Roof	2000		None	None				12 years	No	Yes
PRV-86	Greenheck	G-70-G	00J25595	1/60	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-87	Greenheck	G-60-D	00J23139	1/2	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-92	Greenheck	G-65-D	00J020042	1/30	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-93	Greenheck	G-90-D	00J21457	1/15	Control 2 Roof	2000		None	None				12 years	No	Yes

FACILITY ID		FACILITY NAME													
2462		John E. Polk Correctional Facility													
211 Bush Blvd.															
Sanford FL 32773															
Year Built: 1985															
Sq ft: 190000															
Item	Make	Model	Serial #	Tons/HP/mBtu	Location	Equip Ser Date	Rating	Deficiencies	Recv.	Repair \$\$	Replace \$\$	High Eff \$\$	Useful Life Remaining	Outside Air	EMS?
PRV-94-Q	Greenheck	G-90-D	00J21468	1/15	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-95	Greenheck	G-95-D	00J21460	1/30	Control 1 Roof	2000		None	None				12 years	No	Yes
PRV-96	Greenheck	GB-240-7	00J21373	3/4	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-97	Greenheck	G-70-D	00J25606	1/30	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-99	Greenheck	CUBE-100HP-3	00J21554	3	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-100	Greenheck	G-120-A	00J21385	1/3	Control 2 Roof	2000		None	None				12 years	No	Yes
PRV-101	Greenheck	G-100-B	00J21378	1/6	Warehouse Roof	2000		None	None				12 years	No	Yes
PRV-102	Greenheck	CUBE-300-20	00J21620	2	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-103	Greenheck	G-65-D	00J21403	1/30	Admin Building Roof	2000		None	None				12 years	No	Yes
PRV-106	Cook	300KCS-300SC108	047S948904-00	3	Admin Building Roof	2005		None	None				17 years	No	Yes
KEF-2	Greenheck	CUBE-200-5	1121979	2	Kitchen Roof	2000		None	None	\$200			12 years	No	Yes
KEF-3	Greenheck	CUBE-300-15-6	1121980	2	Kitchen Roof	2000		Fan not secured to roof	Secure				12 years	No	Yes
KEF-4	Grease Master	CUBE-300-15-6	1121989	2	Kitchen Roof	1985		None	None				12 years	No	Yes
KSF-1	Grease Master	N/A	N/A	N/A	Kitchen Roof	1985		Past ASHRAE service life	Replace	\$4,575			1 year	No	No
KSF-2	Grease Master	N/A	N/A	N/A	Kitchen Roof	1985		Past ASHRAE service life	Replace	\$4,575			1 year	No	No
KSF-3	Grease Master	N/A	N/A	N/A	Kitchen Roof	1985		Past ASHRAE service life	Replace	\$4,575			1 year	No	No
PRV-NT	Greenheck	G-70-D	00J25607	1/4	Control 1 Roof	2000		None	None				12 years	No	No
PRV-NT	Greenheck	G-75-G	00J25625	1/4	Kitchen Roof	2000		None	None				12 years	No	No
PRV-NT	Greenheck	G-80-D	00J26036	1/20	Kitchen Roof	2000		None	None				12 years	No	No
PRV-NT	N/A	N/A	N/A	1/20	Kitchen Roof	2000		None	None				12 years	No	No
PRV-NT	Greenheck	90C15DH	11RC1203	1/8	Kitchen Roof	2000		Dirty	Clean	\$200			12 years	No	No
PRV-NT	Greenheck	G-65-D	00J21404	1/2	Warehouse Roof	2000		None	None				12 years	No	No
PRV-NT	Greenheck	G-70-D	00J25596	1/2	Admin Building Roof	2000		None	None				12 years	No	Yes

FACILITY ID		FACILITY NAME																
3029		WTP Heathrow																
1500 International Dr.																		
Lake Mary, FL 32746																		
Year Built: 1994																		
Sq Ft: 3446																		
Item	Make	Model	Serial #	Tons/hp/lbmbtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?			
WPU-1	Bard	WA182-AOU	139D011609273	1 1/2	Control Bldg	2002		None	None				10yr's	Yes	No			
4-Exhaust Fans	Centri Master	Pu135E1	XID515203	1/6	Control Bldg.-Roof	2003		None	None				15yr's	No	No			
Bathroom Exhaust	Master Ette	V80	N/A	1/4	Control Bldg	1994		Fan Pulls No Air	Replace		\$1,590		0	No	No			
WPU-2	Bard	WA301	123B011504310	2 1/2	Back Control Bldg.	2001		None	None				10yr's	Yes	No			
WPU-3	Bard	WA301	123B011502923	2 1/2	Back Control Bldg.	2002		None	None				10yr's	Yes	No			

FACILITY ID		FACILITY NAME															
3451		WTP Lake Hayes															
535 Lake Hayes Rd																	
Oviedo, FL 32765																	
Year Built: 1985																	
Sq ft: 756																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU-1	TRANE	FV4ANB006	3701A67162		Inside Bulg.	n/a		none	none				5yr's	no	no		
C/U-1	TRANE	4SCU13LE184P	1606C07581	4	N. Side of Bulg.	2007		none	none				14yr's	no	no		
EF-1&2	Dayton	9K965	n/a	1/20	Hypo Pump Cabinets	n/a		none	none				10yr's	no	no		
EF-3	Dayton	9K965	n/a	1/8	ACID Bulg.	n/a		none	none				10yr's	no	no		
EF-4	Dayton	9K965	n/a	1/20	Storage next to Acid bldg.	n/a		none	none				10yr's	no	no		

FACILITY ID		FACILITY NAME															
8114		WTP Markham Regional															
5651 Lake Gussie Circle																	
Sanford, FL 32771																	
Year Built: 2003																	
Sq ft: 6400																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Rec.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
AHU	CARRIER	99MR0127BA020103	2402F60966		NE-SIDE MECH.-ROOM	2000		NONE	NONE				8YR'S	YES	NO		
CU	CARRIER	38BRCO42520	1600E27167	3 1/2	OUTSIDE NE-SIDE MECH.-ROOM	2000		DIRTY COIL	CLEAN	\$200			8YR'S	NO	NO		
EF-1-OF-8	GREENHECK	BDCE-2M26-1S-T	2821647	N/A	PUMP ROOM	2000		NONE	NONE				13YR'S	NO	NO		
ELEC. HEATERS 10F-2	MARKEL	W1000483BTLS	550173-04	10-KW	PUMP ROOM	2004		NONE	NONE				12YR'S	NO	NO		

FACILITY ID		FACILITY NAME													
2511-01		WTP Southeast Regional - Office and Maintenance Building													
3300 Dike Rd.															
Winter Park FL 32792															
Year Built: 2002															
Sq Ft: 27776															
Item	Make	Model	Serial #	Tons/hp/mbtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU 1	Trane	2TGB3F25A1000AC	7262YD76V		2nd Floor Storage	2007		None	None				15 years	No	No
CDU 1	Bryant	661CJ024-A	1400E28506	2	Outside Ground	2000		Dirty coil	Clean	\$200			8 years	No	No
AHU 2	Carrier	40AQ036300	0488AQ9472		Ctr Office Upstairs	1988		Past ASHRAE service life	Replace		\$3,240		1 year	No	No
CDU 2	Tappan	FS3PA-036KA	F6D030400868	3	Outside Ground	2004		Dirty coil	Clean	\$250			11 years	No	No
AHU 3	Carrier	40AQ036300BU	2588A13597		1st Floor Men's Rm	1988		Past ASHRAE service life	Replace		\$5,240		1 year	No	No
CDU 3	Goodman	CKL36-1H	21044 6730	3	Outside Ground	2004		None	None				11 years	No	No
Exhaust Fans (2)	Penn	FMX-36B	N/A	10	Roof	1988		Backdraft dampers won't open	Repair	\$1,000			2 years	No	No
Exhaust Fans (2)	Penn	Z-8	N/A	1/4	Bathrooms	1988		Dirty	Clean	\$200			1 year	No	No
Exhaust Fan (1)	Penn	WXR94	N/A	1/2	Workshop	1988		None	None				3 years	No	No
Ice Machine	Manitowoc	QV0452A	563679	2	Warehouse	2000		None	None				5 years	No	No
Electric Heaters (8)	Marley Q Mark	8-Q-Mark 15 KW Each	06-88-1491	120	Warehouse	1988		None	None				10 years	No	No

FACILITY ID		FACILITY NAME														
2511-02		WTP Southeast Regional - Maintenance Building														
3306 Dike Rd.																
Winter Park FL 32792																
Year Built: 2002																
Sq ft: 27776																
Item	Make	Model	Serial #	Tons/hp/mbtu lgpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?	
AHU 1	Carrier	FB4ANF060	3201A71986		Inside Mech Rm	2001		None	None				8 years	Yes	No	
CDU 1	Carrier	38YCC080540	3201E01457	5	Ground	2001		None	None				8 years	No	No	
AHU 2	Carrier	FB4ANF036	3201A63447		Inside Mech Rm	2001		None	None				8 years	Yes	No	
CDU 2	Carrier	38YCC036530	1402E34784	3	Ground	2001		None	None				8 years	No	No	
AHU 3	Carrier	FB4ANF048	1501A66535		Inside Mech Rm	2001		None	None				8 years	Yes	No	
CDU 3	Carrier	38YCC046520	4200E15228	4	Ground	2001		None	None				8 years	No	No	

FACILITY ID		FACILITY NAME															
3314		WWTP Greenwood Lakes - Office															
701 Greenway Blvd.																	
Lake Mary, FL 32746																	
Year Built: 1976																	
Sq ft: 5838																	
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?		
RTU 1	Trane	WCD120B400	R181028670	10	Office Roof	2000		Dirty Coil & O/A Filter	Clean	\$250			5yrs	Yes	No		
Ice Machine	Mantowoc	QD0452A	1064048	2	Back Of Office Bldg.	2001		None	None				5yrs	No	No		
Fume Hood Exh.-Fan	N/A	N/A	N/A	N/A	Office Roof	N/A		Bad Housing	Replace		\$5,475		1yr	No	No		
Exh.-Fan	N/A	N/A	N/A	N/A	Office Roof	N/A		Fan Don't Work	Replace		\$1,950		0	No	No		

FACILITY NAME															
WWTP Greenwood Lakes - Receiving Bldg															
FACILITY ID															
3314															
701 Greenway Blvd.															
Lake Mary, FL 32746															
Year Built: 1976															
Sq ft: 5838															
Item	Make	Model	Serial #	Tons/hr/mbtu	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
RTU 2	GOETTL	HP302E2	6249002	2 /ppm	Receiving Bldg - Roof	1990		Fin Damage	Fix	\$300			2yrs	No	No
Extr Fans	N/A	N/A	N/A	N/A	Receiving Bldg - Roof	N/A		Fan's Don't Work	Replace		\$3,000		0	No	No
Ice Machine	Scotsman	CM500AE-1D	155597-03W	2	Receiving Bldg.	1997		None	None				2yrs	No	No

FACILITY ID	FACILITY NAME														
3314	WWTP Greenwood Lakes - Master Lift Station														
701 Greenway Blvd. Lake Mary, FL 32746 Year Built: 1976 Sq Ft: 9838															
Item	Make	Model	Serial #	Tons/hp/mbtu /gpm	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
CONTROL BOX	KOOL TRONICS				Master Lift Station										

FACILITY ID		FACILITY NAME													
8001		WWTP Yankee Lake													
501 Yankee Lake Rd, Sanford, FL 32771															
Item	Make	Model	Serial #	Tons/hp/mbrtu (gpm)	Location	Equip Ser Date	Rating	Deficiencies	Recc.	Repair \$\$	Replace \$\$	High Eff. \$\$	Useful Life Remaining	Outside Air	EMS?
AHU	TRANE	TWE090A300EL	4353PEABD		EAST SIDE MECH. ROOM	2004		NONE	NONE				12YRS	YES	NO
CDU	TRANE	TTA090A400FA	4361WC4AD	7 1/2	OUTSIDE EAST SIDE MECH. ROOM	2004		DIRTY COIL	CLEAN COIL	\$200			12YRS	NO	NO
Ice Machine	Mantovac	QD282A	10660761	1	BACK OF ADMIN BLDG.	2001		DIRTY FILTER	CLEAN				5YRS	NO	NO
1-OF2-Exhaust Fans	Cook Ace	70C10D	S234023-00	N/A	ADMIN ROOF	1988		FAN'S DONT WORK NEED SERVICE OR REPLACED	REPLACE FANS	\$980				NO	NO
1-FO-3-Exhaust Fans	Cook Ace	N/A	N/A	N/A	ADMIN ROOF	N/A		ONE NOISY ONE DONT WORK	REPLACE FANS	\$2,890			1YR	NO	NO
2-FUMEHOOD-Exhaust Fans	N/A	N/A	N/A	N/A	ADMIN ROOF	N/A		OLD & RUSTY	REPLACE FAN	\$10,550			1YR	YES	NO
1-FUMEHOOD-SUPPLY FAN	N/A	N/A	N/A	N/A	ADMIN ROOF	N/A			REPLACE FAN	\$5,275			1YR	YES	NO
WPU	BARSD	WA121-A05	168L021761091-01	1	BLDG. BACK OF PLANT	2001		NONE	NONE				9YRS	YES	NO

Building Automated System (BAS) List

Building Automated System (BAS) Management Networks

Central Transfer Station (Bldg. #8025)
1950 SR 419
Longwood, FL 32750

Civil Courthouse (Bldg. #2476)
301 Park Ave. North
Sanford, FL 32771

County Services Building (Bldg. #2453)
1101 E. First St.
Sanford, FL 32771

Criminal Justice Center (Bldg. #8120)
101 Bush Blvd.
Sanford, FL 32773

Human & Health Services (HHS) Building (Bldg. #2457)
400 Airport Blvd. West
Sanford, FL 32773

Public Safety Building (Bldg. #8075)
150 Bush Blvd.
Sanford, FL 32773

Sylvan Lake Park (Bldg. #2509)
815 Lake Markham Rd.
Sanford, FL 32771

**RFP-600466-08/BJC - HVAC Maintenance and Repairs
Summary of Evaluations of Proposals**

Evaluators		Johnson Controls, Inc.	JPI Mechanical Services, Inc.	Trane
Raymond, Frank		67.73	90	70.47
Fernandez, Rafael		69.73	89	75.47
Forte, Joseph		94.73	100	87.47
Bayton, Edward		69.73	91	75.47
Taylor, John		94.73	100	87.47
TOTAL		396.95	470	396.35
RANKING		2	1	3

Evaluations

RFP-600466-08/BJC - HVAC Maintenance and Repairs

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 Your evaluation is key in awarding quality contracts. You must examine each proposal against the evaluation criteria in the solicitation and provide supportive narrative for your selection. Are you willing to evaluate in a fair, comprehensive, and impartial manner?

Are you willing to present a clear picture of the issues considered during the evaluation?

I have read and will comply with the above requirement:

:

Yes

Conflict of Interest Statement – Policies and Procedures address employee and elected official conflicts, ss. 112.313, Fl. Stat.; Seminole County Code; Personnel Policies and Procedures of Seminole County. Conflicts may occur when public officials or employees are in a position to make decisions

which affect their private gain or the gain of family members and friends.

County policy encourages the disclosure process to remind officials or employees of their obligation to put the public interest above personal considerations.

I state that I have considered my obligation to put the public interest above personal interest.:

Yes

The team will evaluate each proposal against the requirements of the solicitation.:

Yes

RESPONSE #1: JOHNSON CONTROLS, INC.:

#1: Proposer's Experience and Qualifications (25%):

25

#1: Experience and Qualifications - Remarks:

This firm is well qualified, experienced and has the necessary resources.

#1: Ability to Perform and Management Plan (25%):

10

#1: Ability to Perform and Management Plan - Remarks:

This firm did not comply with the terms outlined in the RFP

#1: Approach (15%):

5

#1: Approach - Remarks:

This firm did not comply with the terms outlined in the RFP

#1: Cost (35%):

29.73

#1: Cost - Remarks:

#1 Total:

69.73

RESPONSE #2: JPI MECHANICAL SERVICES, INC.:

#2: Proposer's Experience and Qualifications (25%):

20

#2: Experience and Qualifications - Remarks:

This firm is well qualified and experienced but does not have the resources of the other larger firms

#2: Ability to Perform and Management Plan (25%):

23

#2: Ability to Perform and Management Plan - Remarks:

Based on references this firm has a history of good performance

#2: Approach (15%):

13

#2: Approach - Remarks:

Based on references this firm has a history of customer satisfaction

#2: Cost (35%):

35

#2: Cost - Remarks:

#2 - Total:

91

RESPONSE #3: TRANE:

#3: Proposer's Experience and Qualifications (25%):

25

#3: Experience and Qualifications - Remarks:

This firm is very well qualified, experienced and has the necessary resources

#3: Ability to Perform and Management Plan (25%):

23

#3: Ability to Perform and Management Plan - Remarks:

This firm has a history of good performance

#3: Approach (15%):

5

#3: Approach - Remarks:

The amount of money allocated to preventive maintenance in this firms proposal appears out of line

#3: Cost (35%):

22.47

#3: Cost - Remarks:

#3 Total:

75.47

Created at 8/15/2008 9:08 AM by [Bayton, Edward](#)

Last modified at 8/15/2008 9:08 AM by [Bayton, Edward](#)

Evaluations

RFP-600466-08/BJC - HVAC Maintenance and Repairs

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Are you willing to present a clear picture of the issues considered during the evaluation?

I have read and will comply with the above requirement:

:

Yes

Conflict of Interest Statement – Policies and Procedures address employee and elected official conflicts, ss. 112.313, Fl. Stat.; Seminole County Code; Personnel Policies and Procedures of Seminole County. Conflicts may occur when public officials or employees are in a position to make decisions

which affect their private gain or the gain of family members and friends.

County policy encourages the disclosure process to remind officials or employees of their obligation to put the public interest above personal considerations.

I state that I have considered my obligation to put the public interest above personal interest.:

Yes

The team will evaluate each proposal against the requirements of the solicitation.:

Yes

RESPONSE #1: JOHNSON CONTROLS, INC.:

#1: Proposer's Experience and Qualifications (25%):

20

#1: Experience and Qualifications - Remarks:

Experience and qualifications are good. Some of the experience involved is from acquired companies, but is still, apparently, resident.

#1: Ability to Perform and Management Plan (25%):

13

#1: Ability to Perform and Management Plan - Remarks:

Ability to perform seems a good potential, however, management plan differs from requested plan.

#1: Approach (15%):

5

#1: Approach - Remarks:

The preponderance of cost being in the PM section does not reflect the actual costs.

#1: Cost (35%):

29.73

#1: Cost - Remarks:

#1 Total:

67.73

RESPONSE #2: JPI MECHANICAL SERVICES, INC.:

#2: Proposer's Experience and Qualifications (25%):

20

#2: Experience and Qualifications - Remarks:

Experience and qualifications check out very well.

#2: Ability to Perform and Management Plan (25%):

20

#2: Ability to Perform and Management Plan - Remarks:

Ability to perform and management plan seem appropriate and sufficient

#2: Approach (15%):

15

#2: Approach - Remarks:

JPI's approach appears straight forward and pricing allocation reflects reality.

#2: Cost (35%):

35

#2: Cost - Remarks:

Cost seems reasonable and well measured.

#2 - Total:

90

RESPONSE #3: TRANE:

#3: Proposer's Experience and Qualifications (25%):

23

#3: Experience and Qualifications - Remarks:

Experience and qualifications are excellent.

#3: Ability to Perform and Management Plan (25%):

20

#3: Ability to Perform and Management Plan - Remarks:

Ability to perform and management plan are good.

#3: Approach (15%):

5

#3: Approach - Remarks:

Cost allocation is unrealistic and does not reflect reality.

#3: Cost (35%):

22.47

#3: Cost - Remarks:

Cost is excessively high.

#3 Total:

70.47

Created at 8/12/2008 12:16 PM by [Raymond, Frank](#)

Last modified at 8/12/2008 12:16 PM by [Raymond, Frank](#)

Evaluations

RFP-600466-08/BJC - HVAC Maintenance and Repairs

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Are you willing to present a clear picture of the issues considered during the evaluation?

I have read and will comply with the above requirement:

:

Yes

Conflict of Interest Statement – Policies and Procedures address employee and elected official conflicts, ss. 112.313, Fl. Stat.; Seminole County Code; Personnel Policies and Procedures of Seminole County. Conflicts may occur when public officials or employees are in a position to make decisions

which affect their private gain or the gain of family members and friends.

County policy encourages the disclosure process to remind officials or employees of their obligation to put the public interest above personal considerations.

I state that I have considered my obligation to put the public interest above personal interest.:

Yes

The team will evaluate each proposal against the requirements of the solicitation.:

Yes

RESPONSE #1: JOHNSON CONTROLS, INC.:

A qualified company

#1: Proposer's Experience and Qualifications (25%):

25

#1: Experience and Qualifications - Remarks:

All employees and members of the company appear to have substantial experience and qualifications.

#1: Ability to Perform and Management Plan (25%):

25

#1: Ability to Perform and Management Plan - Remarks:

Company has all the requirements to perform and manage the plan.

#1: Approach (15%):

15

#1: Approach - Remarks:

#1: Cost (35%):

29.73

#1: Cost - Remarks:

Company is heavy on the front end of the Preventative Maintenance schedule and lighter on the Repair Base Bid.

#1 Total:

94.73

RESPONSE #2: JPI MECHANICAL SERVICES, INC.:

A qualified company

#2: Proposer's Experience and Qualifications (25%):

25

#2: Experience and Qualifications - Remarks:

All employees and members of the company appear to have substantial experience and qualifications.

#2: Ability to Perform and Management Plan (25%):

25

#2: Ability to Perform and Management Plan - Remarks:

Company has all the requirements to perform and manage the plan.

#2: Approach (15%):

15

#2: Approach - Remarks:

Approach is clear and understandable

#2: Cost (35%):

35

#2: Cost - Remarks:

Provided the best cost approach with an equal balance of the cost up front on the Preventative Maintenance and at the end with Repairs Base Bid.

#2 - Total:

100

RESPONSE #3: TRANE:

A qualified company

#3: Proposer's Experience and Qualifications (25%):

25

#3: Experience and Qualifications - Remarks:

All employees and members of the company appear to have substantial experience and qualifications.

#3: Ability to Perform and Management Plan (25%):

25

#3: Ability to Perform and Management Plan - Remarks:

Company has all the requirements to perform and manage the plan.

#3: Approach (15%):

15

#3: Approach - Remarks:

Approach is clear and concise.

#3: Cost (35%):

22.47

#3: Cost - Remarks:

Company is very heavy on the front end of Preventative Maintenance and also exceeds expectations on the Repair Base Bid.

#3 Total:

87.47

Created at 8/13/2008 1:48 PM by [Forte, Joseph](#)

Last modified at 8/13/2008 1:48 PM by [Forte, Joseph](#)

Evaluations

RFP-600466-08/BJC - HVAC Maintenance and Repairs

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Are you willing to present a clear picture of the issues considered during the evaluation?

I have read and will comply with the above requirement:

:

Yes

Conflict of Interest Statement – Policies and Procedures address employee and elected official conflicts, ss. 112.313, Fl. Stat.;

Seminole County Code; Personnel Policies and Procedures of Seminole County. Conflicts may occur when public officials or employees are in a position to make decisions

which affect their private gain or the gain of family members and friends.

County policy encourages the disclosure process to remind officials or employees of their obligation to put the public interest above personal considerations.

I state that I have considered my obligation to put the public interest above personal interest.:

Yes

The team will evaluate each proposal against the requirements of the solicitation.:

Yes

RESPONSE #1: JOHNSON CONTROLS, INC.:

#1: Proposer's Experience and Qualifications (25%):

25

#1: Experience and Qualifications - Remarks:

#1: Ability to Perform and Management Plan (25%):

25

#1: Ability to Perform and Management Plan - Remarks:

#1: Approach (15%):

15

#1: Approach - Remarks:

#1: Cost (35%):

29.73

#1: Cost - Remarks:

#1 Total:

94.73

RESPONSE #2: JPI MECHANICAL SERVICES, INC.:

#2: Proposer's Experience and Qualifications (25%):

25

#2: Experience and Qualifications - Remarks:

#2: Ability to Perform and Management Plan (25%):

25

#2: Ability to Perform and Management Plan - Remarks:

#2: Approach (15%):

15

#2: Approach - Remarks:

#2: Cost (35%):

35

#2: Cost - Remarks:

#2 - Total:

100

RESPONSE #3: TRANE:

#3: Proposer's Experience and Qualifications (25%):

25

#3: Experience and Qualifications - Remarks:

#3: Ability to Perform and Management Plan (25%):

25

#3: Ability to Perform and Management Plan - Remarks:

#3: Approach (15%):

15

#3: Approach - Remarks:

#3: Cost (35%):

22.47

#3: Cost - Remarks:

#3 Total:

87.47

Created at 8/15/2008 2:41 PM by [Taylor, John](#)

Last modified at 8/15/2008 2:41 PM by [Taylor, John](#)

Evaluations RFP-600466-08/BJC - HVAC Maintenance and Repairs

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Are you willing to present a clear picture of the issues considered during the evaluation?
I have read and will comply with the above requirement:
:

Yes

Conflict of Interest Statement – Policies and Procedures address employee and elected official conflicts, ss. 112.313, Fl. Stat.; Seminole County Code; Personnel Policies and Procedures of Seminole County. Conflicts may occur when public officials or employees are in a position to make decisions which affect their private gain or the gain of family members and friends. County policy encourages the disclosure process to remind officials or employees of their obligation to put the public interest above personal considerations. I state that I have considered my obligation to put the public interest above personal interest.:

Yes

The team will evaluate each proposal against the requirements of the solicitation.:

Yes

RESPONSE #1: JOHNSON CONTROLS, INC.:

#1: Proposer's Experience and Qualifications (25%):

22

#1: Experience and Qualifications - Remarks:

Firm is experienced in all phases of HVAC equipment repairs & maintenance. Technical staff is highly qualified to perform work. Huge customer base.

#1: Ability to Perform and Management Plan (25%):

10

#1: Ability to Perform and Management Plan - Remarks:

JCI is very able to perform the required HVAC maintenance and repairs, but their proposal is based on an alternate billing and payment method that does not comply with the RFP terms.

#1: Approach (15%):

8

#1: Approach - Remarks:

The proposed management plan is different from their RFP requirements. Also, the dollar amount for the preventive maintenance base (\$780,681.00, 75% of total proposal) is extremely high as compared to the amount proposed for the repair base (\$266,033.00).

#1: Cost (35%):

29.73

#1: Cost - Remarks:

#1 Total:

69.73

RESPONSE #2: JPI MECHANICAL SERVICES, INC.:

#2: Proposer's Experience and Qualifications (25%):

20

#2: Experience and Qualifications - Remarks:

Based on reference checks, and staff technical expertise, the firm has the necessary experience and is qualified to maintain and repair our HVAC equipment.

#2: Ability to Perform and Management Plan (25%):

21

#2: Ability to Perform and Management Plan - Remarks:

Ability to perform is satisfactory. As per the reference checks, equipment has been maintained and repaired in a timely and satisfactory basis. Based on a conference call with JPI, their management plan for continuity of service and personnel availability and training is adequate.

#2: Approach (15%):

13

#2: Approach - Remarks:

Approach to contract management, equipment PM & repairs is on track for a successful contract. The proposed pricing breakdown reflects that a realistic cost analysis was done before submittal of the proposal.

#2: Cost (35%):

35

#2: Cost - Remarks:

See remarks for "Approach"

#2 - Total:

89

RESPONSE #3: TRANE:

#3: Proposer's Experience and Qualifications (25%):

24

#3: Experience and Qualifications - Remarks:

The Trane Company's staff has the required qualifications, training and experience to successfully perform in this project.

#3: Ability to Perform and Management Plan (25%):

24

#3: Ability to Perform and Management Plan - Remarks:

Trane's ability to perform and contract management plan are very adequate for this project.

#3: Approach (15%):

5

#3: Approach - Remarks:

The dollar amount for the preventive maintenance base (\$985,000.00, 71% of total proposal) is extremely high in comparison to the amount proposed for the repair base (\$400,000.00)

#3: Cost (35%):

22.47

#3: Cost - Remarks:

See remarks for "Approach"

#3 Total:

75.47

Created at 8/12/2008 2:19 PM by [Fernandez, Rafael](#)

Last modified at 8/12/2008 2:19 PM by [Fernandez, Rafael](#)