



## Turner County Board of Commissioners

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District 5

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District 2

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District 1

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District 3

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County Clerk

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### A.C. and Heating units prevented maintenance procurement

The Turner County Commissioners are asking for bids for prevented maintenance on all county building a.c and heating units. Interested bidders may come by the Commissioners' office at 208 East College Avenue for a detailed bid package with guide line requirements or visit our web site at [turnercountygeorgia.com](http://turnercountygeorgia.com). The successful contractor will be required to comply with E-verify regulations according to O.C.G.A 13-10-91 or the Immigration Act. Additionally, the successful contractor is required to have a Georgia Business licenses and a general liability policy in the amount of \$1,000,000.00 and name the County as an additional insured on the policy and have valid workers' compensation insurance according to the State of Georgia. Bids will be opened on Tuesday, August 25, 2020 at 10:00 am and read aloud. Bids must be in a sealed envelope with "Bid" clearly marked on the outside of the envelope.

Turner County is an EOE m/f/h

Listed below is requirements of prevented maintenance that should be part of all bids submitted:

**TEST AND INSPECT:**

Job labor, travel labor and travel and living expenses required to visually INSPECT and TEST equipment to determine its operating condition and efficiency. Typical activities include:

TESTING for excessive vibration; motor winding resistance; refrigerant charge; fan RPM; refrigerant oil (acid); water condition; flue gas analysis; safety controls; combustion and draft; crankcase heaters; control system(s), etc. -INSPECTING for worn, failed or doubtful parts; mountings; drive couplings; oil level; rotation; soot; flame composition and shape; pilot and igniter; steam, water, oil and/or refrigerant leaks, etc.

**PREVENTIVE MAINTENANCE:**

Job labor, travel labor and travel and living expenses required to clean, align, calibrate, tighten, adjust, lubricate, and paint equipment. These activities are intended to extend equipment life and assure proper operating condition and efficiency.

Typical activities include:

-CLEANING coil surfaces; fan impellers and blades- electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles, basin, sump and float; chiller, condenser and boiler tubes, etc.

-ALIGNING belt drives; drive couplings; air fins, etc.

-CALIBRATING safety controls; temperature and pressure controls, etc.

-TIGHTENING electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections, etc.

-ADJUSTING belt tension; refrigerant charge; super heat; fan RPM; water chemical feed and feed rate; burner fuel/air ratios; gas pressure; set point of controls and limits; compressor cylinder unloaders; damper close-off; sump floats, etc.

-LUBRICATING motors; fan and damper bearings; valve stems; damper linkages; fan vane linkages, etc.

-PAINTING, for corrosion control, as directed by our scheduling system and on an as-needed basis.

**Please submit two bid proposals to include:**

**First bid to include - Quarterly Maintenance**

- Quarterly preventive maintenance
- Quarterly air filter changes
- Annual Coil cleaning

- Annual belt change

Second bid to include- Semi-Annual Professional Maintenance

- Semi-annual preventive maintenance (Major Fall & major Spring PMs)
- Semi-annual air filter changes
- Annual Coil cleaning
- Annual belt change

County Building list:

- Ag center – 222 Rockhouse Road
- Annex – 208 East College Ave.
- Board of Elections -1807 U.S Hwy 41
- Court House – 219 East College Ave.
- EMA/ Fire/ EMS – 625 East Washington Ave.
- Outline County Fire Stations- 10 varies locations through out the county
- GA Defense Force- County Farm Road
- Holly Pavilion – 2529 U.S Hwy 41 North
- Jail & Sheriff's office – 1301 Industrial Drive
- Recreation Department -2529 U.S Hwy 41 North
- Road Department – 388 County Farm Road

Equipment inventory list for all locations is also attached:

Unit  
Split Systems

Schedule 1

# Equipment Inventory

Recreation Department

Unit	Description	Mfr	Model	Serial	Location
FCU-1	1 Air Cooled Condensing Unit				
	1 Compressor	Ruud		UPKA-060JAZ	Rating
	1 Condenser Fan			5779M089611434	Ground Outside
FCU1	1 Split System Air Handling Unit				5.00
	1 Supply Fan	Ruud			5.00 Tons
	H e a t			UBHA-24J15SFBA TM039603646	0.33 Hp Ground Outside 2000.00 CFM 0.50 Hp N/A

Schedule 1  
**Equipment Inventory**  
 Jail

Unit	Mfr	Model	Location
<b>Split Systems</b>			
CU4	4	Air Cooled Condensing Unit	Carrier
		1 Compressor	25HCE460A00300 1
		1 Condenser Fan	4515E01905
			Rooftop
			5.00
			5.00 Tons
			0.25 Hp
AHU-1	1	Split System Air Handling Unit	Carrier
		1 Supply Fan	40RUQA 12A3A6AO
		1 Heat	4614U06539
			Above Ceiling
			4000.00 CFM
			0.50 Hp
			N/A
AHU-2	2	Split System Air Handling Unit	Carrier
		1 Supply Fan	40RUQA08A246-
		1 Heat	2515U14080
			Above Ceiling
			3000.00 CFM
			0.25 Hp
			N/A
AHU-3	3	Split System Air Handling Unit	Carrier
		1 Supply Fan	40 RUQA07A2A6-
		1 Heat	0815U08698
			Above Ceiling
			2400.00 CFM
			0.25 Hp
			N/A
AHU-4	4	Split System Air Handling Unit	Carrier
		1 Supply Fan	FV4CNB006
		1 Heat	1715A83981
			Above Ceiling
			2000.00 CFM
			0.25 Hp
			N/A
MS-HP5	1	Ductless Split Condensing Unit	Mitsubishi
			MUZ-GE09NA2
			5003107T
			Wall Mounted
			0.75 Tons
CU-HPS	2	Ductless Split Condensing Unit	Mitsubishi
			PUZ-A36NHA6
			4ZU00183A
			Ground Outside
			3.00 Tons
MS-HP5	1	Ductless Split Air Handling Unit	Mitsubishi
			MSZ-GE09NA-9
			54E15453
			Ground Outside
			300.00 CFM
MS-HPS	2	Ductless Split Air Handling Unit	Mitsubishi
			PKA-A36KA6
			54M02042
			Wall Mounted
			1200.00 CFM

Unit  
Package Units

Schedule 1  
**Equipment Inventory**  
Road Department

GPU1	1 Air Cooled Package Unit	Mfr	Model	Location
	Compressor	Carrier	Serial	Rating
	Supply Fan		48ES-A4811530GP	Ground Outside
	Condenser Fan		0513C33000	4.00
	Heat			4.00 Tons
				1.00 Hp
				0.20 Hp
				N/A

## Schedule 1 Equipment Inventory Jail

Unit		Mfr	Model	location
<b>Package Units</b>				
RTU11	12 Air Cooled Package Unit ~1 Heat Compressor Supply Fan Condenser Fan Heat	Carrier	4WCX3060A 1 000A 122412975L	Rating N/A Rooftop 5.00 5.00 Tons 0.50 Hp 0.50 Hp N/A
RTU13	13 Air Cooled Package Unit Compressor Supply Fan Condenser Fan Heat	Carrier	50TCQA04A2A5AO 4109G10268	Rooftop 3.00 3.00 Tons 1.00 Hp 1.00 Hp N/A
RTU14	14 Air Cooled Package Unit Compressor Supply Fan Condenser Fan Heat	Carrier	50TCQA06A2A5AO 5009G10311	Rooftop 5.00 5.00 Tons 1.00 Hp 1.00 Hp N/A
<b>Split Systems</b>				
CU3	1 Air Cooled Condensing Unit 1 Compressor 1 Condenser Fan	Carrier	38AUQA 12AOA5AO 1815C94841	Rating Rooftop 10.00 10.00 Tons 0.25 Hp
CU2	2 Air Cooled Condensing Unit 1 Compressor 1 Condenser Fan	Carrier	38AUQA08AOA5AO 2315C91462	Rooftop 7.50 7.50 Tons 0.25 Hp
CU1	3 Air Cooled Condensing Unit Compressor Condenser Fan	Carrier	38AUQA07 AOA5AO 2814C90763	Rooftop 6.00 6.00 Tons 0.25 Hp

Schedule 1  
**Equipment Inventory**  
 Jail

Unit		Mfr	Model	Location
	<b>Package Units</b>		<b>Serial</b>	<b>Rating</b>
	1 Compressor			4.00 Tons
	1 Supply Fan			0.50 Hp
	1 Condenser Fan			1.50 Hp
	Heat			N/A
RTU 4	1 Air Cooled Package Unit	Carrier	50TCQA05A2A5AO 0710G50320	Rooftop 4.00
	1 Compressor			4.00 Tons
	1 Supply Fan			0.50 Hp
	1 Condenser Fan			1.50 Hp
	Heat			N/A
RTU 7	8 Air Cooled Package Unit	Carrier	50TCQA05A2A5AO 0710G50325	Rooftop 4.00
	1 Compressor			4.00 Tons
	1 Supply Fan			0.50 Hp
	1 Condenser Fan			1.50 Hp
	Heat			N/A
RTU 8	9 Air Cooled Package Unit	Carrier	50TCQA05A2A5AO 0710G50300	Rooftop 4.00
	Compressor			4.00 Tons
	Supply Fan			0.50 Hp
	Condenser Fan			1.50 Hp
	1 Heat			N/A
RTU 9	10 Air Cooled Package Unit	Carrier	50TCQA05A2A5AO 0710G50323	Rooftop 4.00
	1 Compressor			4.00 Tons
	Supply Fan			0.50 Hp
	Condenser Fan			1.50 Hp
	Heat			N/A
RTU10	11 Air Cooled Package Unit	Carrier	50TCQA05A2A5AO 0710G50327	Rooftop 4.00
	Compressor			4.00 Tons
	Supply Fan			0.50 Hp
	Condenser Fan			1.50 Hp



## Schedule 1 Equipment Inventory

### Jail

Unit		Mfr	Model	Location
<b>Package Units</b>				
RTU1	1	Air Cooled Package Unit	Carrier	Rating
			SOTCQAOSA2ASAO	Rooftop
			0710GS0307	4.00
		Compressor		4.00 Tons
		1 Supply Fan		0.50 Hp
		Condenser Fan		1.50 Hp
		Heat		N/A
RTU5	2	Air Cooled Package Unit	Carrier	Rooftop
			S0 EZ-A24-30TP	2.00
			4809C32213	2.00 Tons
		Compressor		0.50 Hp
		Supply Fan		0.20 Hp
		1 Condenser Fan		N/A
		1 Heat		
RTU6	3	Air Cooled Package Unit	Carrier	Rooftop
			S0 EZ-A24-30TP	2.00
			4809032229	2.00 Tons
		1 Compressor		0.50 Hp
		1 Supply Fan		0.20 Hp
		Condenser Fan		N/A
		1 Heat		
RTU12	4	Air Cooled Package Unit	Carrier	Rooftop
			SOTFQOOS-A-S11	4.00
			0908G10556	4.00 Tons
		Compressor		0.50 Hp
		Supply Fan		0.20 Hp
		Condenser Fan		N/A
		1 Heat		
RTU2	5	Air Cooled Package Unit	Carrier	Rooftop
			SOTCQA05A2A5AO	4.00
			0710G50304	4.00 Tons
		Compressor		0.50 Hp
		Supply Fan		1.50 Hp
		Condenser Fan		N/A
		Heat		
RTU3	6	Air Cooled Package Unit	Carrier	Rooftop
			SOTCQAOSA2ASAO	4.00
			0710G50324	

Location

Rating

Wall Mounted

N/A

Wall Mounted

N/A

Wall Mounted

N/A

Wall Mounted

N/A

Wall Mounted

N/A

Wall Mounted

N/A

Schedule 1  
**Equipment Inventory**  
Fire Stations

Unit			Mfr	Model
Unitary Equipment				Serial
UHFS5	1	Unit Heater		
UHFS4	2	Unit Heater		
UHFS8	3	Unit Heater		
UHFS8	4	Unit Heater		
UHIFS g	5	Unit Heater		
UHFS8	6	Unit Heater		

Unit  
Split Systems

Schedule 1  
**Equipment  
Inventory**  
Holly Pavillion

Unit	Description	Mfr	Model Serial	Location Rating
CU 1	1 Air Cooled Condensing Unit			
	1 Compressor	Ruud	UPK-060JAZ	Ground Outside
	1 Condenser Fan		5779M189712981	5.00
	1 Split System Air Handling Unit			5.00 Tons
FCU 1				0.33 Hp
	Supply Fan	Ruud	UBHA-24J10NFBA	Mech Room
	Heat		TM 199705924	2000.00 CFM
				0.50 Hp
				N/A

Schedule 1  
**Equipment Inventory**  
 EMA/EMS/Fire

Unit			Mfr	Model Serial	Location Rating
Unitary Equipment					
UH3	3	Unit Heater	Hearthrite	HR30TN-1 (30,000 H0937002152	Wall Mounted N/A
UH4	4	Unit Heater	Hearthrite	HR30TN-1 (30,000 H0937002152	Wall Mounted N/A
UH5	5	Unit Heater	Hearthrite	HR30TN-1 (30,000 H0937002152	Wall Mounted N/A

## Schedule 1 Equipment Inventory

### EMA/EMS/Fire

Unit		Mfr	Model	location
<b>Split Systems</b>				
			Serial	Rating
CU1	1 Air Cooled Condensing Unit	Rheem	RPKA-030JAZ 5345M11951310	Ground Outside 2.50 2.50 Tons 0.16 Hp
	1 Compressor			2.50 Tons
	1 Condenser Fan			0.16 Hp
CU2	2 Air Cooled Condensing Unit	Carrier	25HC430A300 2715E22140	Ground Outside 2.50 2.50 Tons 0.25 Hp
	1 Compressor			2.50 Tons
	1 Condenser Fan			0.25 Hp
CU3	3 Air Cooled Condensing Unit	Goodman/Amana	SSZ140601AE 1007040079	Ground Outside 3.00 3.00 Tons 0.25 Hp
	1 Compressor			3.00 Tons
	1 Condenser Fan			0.25 Hp
AH1	1 Split System Air Handling Unit	Ruud	RBHA-17J10NFDA TM46952805	Mech Room 1000.00 CFM 0.25 Hp N/A
	1 Supply Fan			0.25 Hp
	1 Heat			N/A
AH2	2 Split System Air Handling Unit	Carrier	FB4CNP030 2315A70142	Above Ceiling 1000.00 CFM 0.33 Hp N/A
	1 Supply Fan			0.33 Hp
	1 Heat			N/A
AH3	3 Split System Air Handling Unit	Goodman/Amana	M BVC2000AA-1 AC 1206489644	Above Ceiling 1000.00 CFM 0.75 Hp N/A
	Supply Fan			0.75 Hp
	Heat			N/A
Unit		Mfr	Model	location
<b>Unitary Equipment</b>				
			Serial	Rating
UH1	1 Unit Heater	Hearthrite	HR18TN-1 (18,000 H0911000317	Wall Mounted N/A
UH2	2 Unit Heater	Hearthrite	HR06MN-1 (6,000 H0943000022	Wall Mounted N/A

## Schedule 1 Equipment Inventory

### Department of Defense

Unit		Mfr	Model	Location
Split Systems				
			Serial	Rating
CU1	1 Air Cooled Condensing Unit	Trane	4TWR6042H1	Rooftop
	1 Compressor			3.50
	1 Condenser Fan			3.50 Tons
CU2	2 Air Cooled Condensing Unit	Trane	4TWR6042H1	Rooftop
	1 Compressor			3.50
	1 Condenser Fan			3.50 Tons
CU3	3 Air Cooled Condensing Unit	ICP	R4H430GKC100 X172340913	Rooftop
	1 Compressor			2.50
	1 Condenser Fan			2.50 Tons
CU4	4 Air Cooled Condensing Unit	Ruud	13PJL30A01 7689W171020159	Rooftop
	1 Compressor			2.50
	1 Condenser Fan			2.50 Tons
AH1	1 Split System Air Handling Unit	Trane	GAM5BOC42M31 E	Above Ceiling
	1 Supply Fan			1400.00 CFM
	1 Heat			0.50 Hp
AH2	2 Split System Air Handling Unit	Lennox	GAM5BOC42M31 E	Above Ceiling
	1 Supply Fan			800.00 CFM
	1 Heat			0.50 Hp
AH3	3 Split System Air Handling Unit	International	FEM4X3000BL A171975886	Above Ceiling
	1 Supply Fan			1000.00 CFM
	1 Heat			0.33 Hp
AH4	4 Split System Air Handling Unit	Ruud	RHSL-HM3017 W1310	Above Ceiling
	Supply Fan			1000.00 CFM
				0.20 Hp

Schedule 1  
**Equipment Inventory**  
 Courthouse Annex

Unit		Mfr	Model Serial	Location Rating
<b>Split Systems</b>				
CU1	1	Carrier	38CEY 2704E02557	Rooftop 2.50 2.50 Tons 0.75 Hp
	1		Compressor	
	1		Condenser Fan	
CU2	2	American Standard	TWA120 NR	Rooftop 10.00 10.00 Tons 1.00 Hp
	1		Compressor	
	1		Condenser Fan	
AHU-1	1	Carrier	FX4BNF030 0205A83087	Floor Mounted 1000.00 CFM 0.50 Hp N/A
	1		Supply Fan	
	1		Heat	
AH2	2	Trane	TWE 120A300BB K332S525H	Above Ceiling 4000.00 CFM 2.00 Hp N/A
			Supply Fan	
			Heat	



Schedule 1  
**Equipment Inventory**  
 Courthouse

Generated

Unit	Mfr	Model	Location
Split Systems		Serial	Rating
AHU-2	2 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE12NA 1005217T	Wall Mounted 400.00 CFM
AHU-3	3 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE12NA 1005197T	Wall Mounted 400.00 CFM
AHU-4	4 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE12NA 1005146	Wall Mounted 400.00 CFM
AHU-5	5 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE09NA 1002754T	Wall Mounted 300.00 CFM
AHU-6	6 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE12NA 1005218T	Wall Mounted 400.00 CFM
AHU-7	7 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE18NA 1003124T	Wall Mounted 600.00 CFM
AHU-8	8 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE09NA 1002739T	Wall Mounted 300.00 CFM
AHU-9	9 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE18NA 1003131T	Wall Mounted 600.00 CFM
AHU-10	10 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE18NA 1002774T	Wall Mounted 600.00 CFM
AHU-11	11 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE18NA 1003122T	Wall Mounted 600.00 CFM
AHU-12	12 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE18NA 1005238	Wall Mounted 600.00 CFM
AHU-13	13 Ductless Split Air Handling Unit	Mitsubishi MSZ-FE18NA	Wall Mounted 600.00 CFM

Schedule 1  
**Equipment Inventory**  
 Courthouse

Unit		Mfr	Model	Location	
Split Systems			Serial	Rating	
HP1	1	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE09NA-1 1000612T	Ground Outside 0.75 Tons
HP2	2	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE12NA 1004156T	Ground Outside 1.00 Tons
HP3	3	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE12NA 0001893T	Ground Outside 1.00 Tons
HP4	4	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE12NA 1004193T	Ground Outside 1.00 Tons
HP5	5	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE09NA-1 10000614T	Ground Outside 0.75 Tons
HP6	6	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE12NA 100420n	Ground Outside 1.00 Tons
HP7	7	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE18NA 1002203T	Ground Outside 1.50 Tons
HP8	8	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE09NA-1 1000649T	Ground Outside 0.75 Tons
HP9	9	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE18NA 100170n	Ground Outside 1.50 Tons
HP10	10	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE18NA 1002235T	Ground Outside 1.50 Tons
HP11	11	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE18NA 1002204T	Ground Outside 1.50 Tons
HP12	12	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE12NA 1004157T	Ground Outside 1.00 Tons
HP13	13	Ductless Split Condensing Unit	Mitsubishi	MUZ-FE18NA 1002236	Ground Outside 1.50 Tons
AHU-1	1	Ductless Split Air Handling Unit	Mitsubishi	MSZ-FE09NA 1002774T	Wall Mounted 300.00 CFM

Schedule 1  
**Equipment Inventory**  
 Courthouse

Unit		Mfr	Model	Location
<b>Package Units</b>				
	1		Serial	Rating
		GE	BWC060C300D1	Rooftop
			W33237530	5.00
				5.00 Tons
				0.50 Hp
				N/A
				Location
				Rating
Unit		Mfr	Model	Location
<b>Split Systems</b>				
HP14	1		Serial	Rating
		Lennox	TPA060S4N45Y	Ground Outside
			5816C18636	5.00
				5.00 Tons
				0.33 Hp
HP15	2		Model	Location
		Lennox	TPA060S4N45Y	Ground Outside
			5816C18634	5.00
				5.00 Tons
				0.33 Hp
HP16	3		Serial	Rating
		Carrier	25HBC348A500	Rooftop
			2311E21771	4.00
				4.00 Tons
				0.25 Hp
AHU-14	1		Model	Location
		Lennox	CBX27UH-060-230-	Above Ceiling
			1616G05658	2000.00 CFM
				1.00Hp
				N/A
AHU-14	2		Serial	Rating
		Lennox	CBX27UH-060-230-	Above Ceiling
			1616G02714	2000.00 CFM
				1.00 Hp
				N/A
AHU-16	3		Model	Location
		Carrier	FB4CNF048TOOAB	Above Ceiling
			2511A83787	1600.00 CFM
				0.75 Hp
				N/A

Unit  
Package Units

Schedule 1  
**Equipment Inventory**  
Board of Elections

Unit	Description	Mfr	Model Serial	Location Rating
PKG1	1 Air Cooled Package Unit			
	Compressor	Rheem	RQPM-	Ground Outside
	Supply Fan		W171519917	3.00
	Condenser Fan			3.00 Tons
	Heat			0.50 Hp
PKG2	2 Air Cooled Package Unit			0.33 Hp
	Compressor	Rheem	RQPM-	N/A
	Supply Fan		W171519932	Ground Outside
	Condenser Fan			3.00
	Heat			3.00 Tons
				0.50 Hp
				0.33 Hp
				N/A