



District School Board of Pasco County

20430 Gator Lane • Land O' Lakes, Florida 34638 • 813/794-2221

Heather Fiorentino, Superintendent


www.pasco.k12.fl.us

Department of Purchasing
Kendra Goodman, CPPB, Purchasing Agent
813/794-2221 Fax: 813/794-2111
727/774-2221 TDD: 813/794-2484
352/524-2221 e-mail: kgoodman@pasco.k12.fl.us

May 15, 2012

MEMORANDUM

TO: Honorable School Board Members

FROM: Kendra Goodman, CPPB, CPPO, Purchasing Agent 

SUBJECT: Seven Spring Middle School – Emergency HVAC System Repairs

As the individual Board Members were notified via phone communications, John Petrashek, Director of Construction Services and Code Compliance, and Heather Fiorentino, Superintendent of Schools, have determined the HVAC System at Seven Springs Middle School is in need of emergency repair. Board Policy 6340 allows for the declaration of an emergency when there is a situation that endangers the life, health, safety, or welfare of students, staff, or public or where the District would suffer severe financial loss. Please refer to the attached memo from John Petrashek for additional information.

The not to exceed cost for the repair of the underground hydronic system and related control system is \$1,877,372 and will be completed over the 2012 two month summer break. The total funds for this project will be spread over to physical years. A purchase order, #20008701 in the amount of \$950,000 (attached) has been issued to Ajax Building Corporation. The remaining \$927,372 will be issued on July 2, 2012. The HVAC system is scheduled to be operational prior to the return of teachers in August 2012.

Emergency repair was included in Work Groups RFP 11-031-AZ and Ajax Building Corporation was the Construction Management firm ranked first in this process.

Please feel free to contact John Petrashek or me at your earliest convenience if you have any questions.

KDG/mw
Attachments

Date/Time: May 9, 2012 09:23:00



District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34639 • 813/794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

Memo CS&CC-2011-2012-181


Contact: John L. Petrashek

727-774-7951

jpetrash@pasco.k12.fl.us

DATE: May 07, 2012

TO: Kendra Goodman, Purchasing Agent

FROM: John L. Petrashek, Director 

SUBJECT: **Seven Springs Middle School - Emergency HVAC System Repairs**

The Seven Springs Middle School underground hydronic (chiller) system has experienced six major ruptures over the past several years. The most recent event occurred earlier this year. The ruptures have been found in both the smaller (2" to 6") heating pipes, as well as the (6" to 8") chilled water pipes. These pipes supply the water from the chiller plant (or boiler for heating) to the air handling units which are distributed throughout the school. To date, most ruptures have occurred in the branch lines which are buried approximately six feet underground, submerged within the site's subsurface water table.

To date, our District Maintenance Department has been able to repair the isolated pipe ruptures. The most recent required approximately two weeks to locate the damaged pipe, excavate the site, and provide for dewatering, repair, system flush and ultimately completion. In each situation the entire school HVAC system was shut down during the project as necessary to stop water flow through the hydronic pipe system.

The cause of this premature failure in the buried piping system appears to be the lack of the required insulated jacket which has allowed the pipes to be exposed to the oxidizing elements of nature. In some instances, the jacket was missing where the pipes were in contact with footers and foundation structures. The pipes were installed in 1994 as part of the SSMS construction.

In an effort to resolve this potentially precarious situation, the District has requested that this project be declared an emergency with early long lead materials being ordered immediately and actual construction work beginning as soon as teachers complete their teacher planning days.

The West Work Group Construction Manager, Ajax Building Corporation, has received bids from three major mechanical contractors, each capable of performing this work within the two month window of opportunity available this summer. The not to exceed proposals ranged from \$1,877,372 to \$2,747,105. The bids, along with the total project cost proposal, are attached.

As part of this emergency repair project, a component of the HVAC control system will be replaced by a digital control system. This work will be in coordination with and coincide with the outdoor pipe replacement efforts. All emergency work associated with this project is scheduled to be concluded on August 12, 2012.

Ajax Building Corporation has been awarded this project through the School Board approved selection process detailed in Work Group RFQ 11-019-AZ and RFP 11-031-AZ. All bids associated with this emergency purchase order are available through the District's Purchasing Department.

DISTRICT SCHOOL BOARD OF PASCO COUNTY
 PURCHASING DEPARTMENT
 20430 GATOR LANE LAND O' LAKES, FL 34638
 PHONE: 813.794.2221 FAX: 813.794.2111

PURCHASE ORDER NUMBER

PAGE 1 OF 1

20008701

INVOICE IN TRIPLICATE

INCLUDING THIS PURCHASE ORDER NUMBER TO:

District School Board of Pasco County
 Accounts Payable
 7227 Land O Lakes Blvd
 Land O Lakes FL 34639
 Telephone 813/794-2290

A TAXPAYER IDENTIFICATION NUMBER CERTIFICATION FORM WITH THE VENDOR'S CURRENT EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER MUST BE ON FILE WITH THE PURCHASING DEPARTMENT OR THE PAYMENT WILL NOT BE ISSUED.

Reasonable cost changes may be permitted, provided they are not on a blanket purchase order, bid, quote or contracted item, but must not exceed 5% of the total order without prior approval in writing from the Purchasing Department. We reserve the right to retain any and all shipped merchandise and to deny payment for any charges that are contrary to an awarded contract of this or another governmental agency, or that are beyond the aforementioned 5%.

VENDOR

AJAX BUILDING CORPORATION
 1080 COMMERCE BLVD
 MIDWAY FL 32343

SHIP TO F.O.B. DESTINATION

Seven Springs Middle School
 2441 Little Road
 New Port Richey FL 34655

DATE PRINTED	ORDERED BY/DEPARTMENT	CLASS ITEM NO.	FEDERAL EMPLOYER ID NO.	SALES TAX EXEMPTION NO.
05/08/12	JOHN PETRASHEK, DIRECTOR	91450	59-6000792	85-8013921275C-1

SEQ	DESCRIPTION	PCSB ITEM	QTY	UNIT	UNIT PRICE	EXTENDED AMOUNT
001	REPAIR OF UNDERGROUND PIPING SYSTEM @ SSMS		1	EACH	950,000.0000	950,000.00
	* * * ITEM TOTAL * * *					950,000.00
	* * * NOTES * * *					
	AS PER RFP #11-031-AZ					
	PASCO SCHOOL BOARD USE ONLY					
	361.0057.8510.0680.7400.9019					950,000.00
	* * ACCT TOTAL * *					950,000.00
	REQ NBR: 00000					
	VNDR NBR: V0000070113					

INFORMATION ON REVERSE

1 - VENDOR COPY

Kendra Dredman
 PURCHASING/AGENT/S/