



August 1, 2019

Ben Wehmeier
County Administrator
Jefferson County
311 S. Center Ave-Rm. 111
Jefferson, WI 53549

Ref: Bids-Jefferson County Courthouse Elevator Modernization

Hi Ben,

I reviewed the bids that you forwarded, and it appears that the bids are in substantial compliance to the bid documents. One item that both bidding contractors excluded was section 2.15B of the specifications. Section 2.15B required the bidding contractor to include any costs for the related work by other trades. We will need to meet with the selected Elevator Contractor, and your preferred subcontractors and review any additional work required not included in the elevator's contractor proposal. The subcontractors can then submit bids for their related work. This work should be minimal.

Both bids are very close, if you accept both alternates, there is only a \$4787.00 difference, that is only a 2% difference on the total bid. This should validate that you are getting the correct pricing.

Alternate I is for the Jack Assembly removal and replacement. If you want to be proactive, you would replace this now. The existing assembly is over 50 years old and the cylinder is susceptible to corrosion and failure at the joints where sections of pipe were welded together. The existing elevator plans show one splice in the Jack Assembly. The estimated useful life of a hydraulic piston is 25 years. You can be reactive and wait until the assembly fails to replace. There will be additional mobilization and demobilization costs if you wait.

Alternate 2 is if you accept Alternate 1, after the Jack Assembly is removed, it is determined that the jack hole outer casing has insufficient clear size to install the new assembly, to re-drill the cylinder hole. This would be a contingency fund that you may not have to use.

We will need to have our plans reviewed by the City of Jefferson Building Inspector. Let me know if I should submit now or wait.

Let me know if you have any questions

Sincerely

Steve Schoofs AIA
Senior Architect

Wisconsin/Rockford Branch Office
Modernization Sales Department



Elevators Escalators

July 29, 2019

Larry Meyer
Jefferson County
Administration Dept; Room 111
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Jefferson, WI 53549

KONE Inc.
5801 S. Pennsylvania Ave
Cudahy, WI 53110
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RE: Jefferson Cty Courthouse Elevator Modernization Proposal

We propose to furnish and install elevator modernization work as explained below for one (1) existing hydraulic passenger elevator at the subject property for the **BASE BID sum of: \$94,800.00 [Ninety Four Thousand Eight Hundred Dollars]** includes demo of existing, use taxes, and permits.

- New programmable microprocessor controller with precise leveling system
 - Note: KONE KCM831 has on-board diagnostics. Therefore, a separate proprietary service tool is not required
- New hoistway limit switches and leveling devices
- New car top inspection station and pit stop switch
- New machine room and hoistway wiring and traveling cable
- New Battery Lowering Feature
- New KONE Signal Fixtures as follows:
 - Main car station with position indicators, required fire service features and ADA phone
 - Hall push button stations—KONE Standard Surface Mount
 - Car Riding Lanterns
 - Hoistway access switches (top & bottom)
 - Jamb Braille plates at each hoistway entrance frame side jamb
- New Hydraulic Power Unit including motor, pump, control valve, muffler, and hydraulic fluid
- New door equipment as follows:
 - Door Operator with clutch and restrictor
 - Interlocks, closers and door drives
 - Car door hangers & track
- New electronic door edges (Curtain of Light)
- New car door panels; #4 SS Finish
- Machine room layout
- Alteration permit, inspections and testing
- NOTE: Existing In-Ground Hydraulic Cylinder Assembly will be retained as part of Base Bid
- Alternate Add 01; Replace existing In-Ground Cylinder Assembly with new Cylinder Assembly and PVC Liner. Add \$66,000 to Base Bid Price listed above.
- Alternate Add 02; Potential Re-Drilling Costs per specs. Add \$64,600 to the Base Bid Amount AND the Alternate 01 Bid Amount
- Refer to separate Bid Clarifications Page connected to our Bid Proposal



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Manufacturing • Elevator Packages • Parts • New Construction • Modernization • Service • Repair

**Jefferson County Courthouse Bid Proposal -
 Elevator Modernization Project
 RFP # 2019-3 CS Elevator Alterations**

MEI Total Elevator Solutions is a full service elevator company, headquartered out of Mankato, Minnesota, with a local office in Menomonee Falls, Wisconsin. MEI has been in business since 1971 and provides Manufacturing, New Construction, Elevator Modernization, Service, and repair of elevators. Our local MEI office in Menomonee Falls currently has 7 Service mechanics and 8 Repair/Modernization teams. We have completed several projects of similar modernization scope as the Jefferson County Courthouse project already this year, and have more scheduled. References from completed jobs can be provided upon request.

Elevator Bid Proposal

Base Bid:

- Elevator Alterations per RFP released 6/28/2019: \$ 122,745.00
 (Deduct for Hydraulic Oil instead of Vegetable Oil \$ 2,245.00)

Alternate #1:

- Section 14000 – 12 M. Jack Assembly \$ 51,350.00

Alternate #2:

- Section 14000-13 N. Redrill Hole and provide Steel Liner \$ 56,092.00

***This bid also reflects that the items in specification 14000 page 6 Section 2.15 B1, B2 and B3 are to be completed by others.**

John Friedrichs

Phone: 262-752-6987

MEI Account Manager

E-Mail: john.friedrichs@meiusa.com

RFP # 2019-3 CS Elevator Alterations

Branch offices: Mankato, MN • St Paul, MN • Duluth, MN • Kansas City, KS • Wichita, KS • Springfield, MO
 St Louis, MO • Menomonee Falls, WI • Fox Valley, WI • Denver, CO • Detroit, MI • Norristown, PA

EEO/AA Contractor

“Working Together to be the Best”



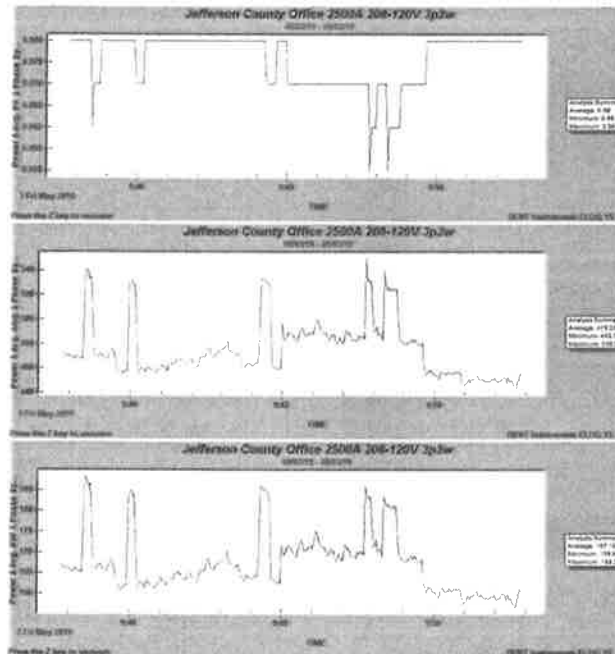
Jefferson County Wisconsin Justice Center & Jail

Analysis:

C3 Green Energy conducted energy efficiency testing at Jefferson County Justice Center Offices/Courthouse & Data Center and Jail/911 Call Center Facility May 3, 2019.

The 2500 AMP 208–120V main panel servicing the Jefferson County Justice Center and Data Center showed a moderate load when three of the four roof top coolers were engaged. One roof top unit was out of service waiting for a final test before put back into service. With all four roof top coolers running you could anticipate higher AMP usage. Your maximum recommended AMP usage on this switchgear is 2,000 AMPs.

We have not included a recommendation to install a Powerhouse at this time. However, our experience with Courthouses and Data Centers includes the need to protect expensive electronic equipment including computers and network devices and LED lighting that is less tolerant to voltage frequency changes. For those reasons, I would suggest Jefferson County Justice Center consider installing a Powerhouse for this building.



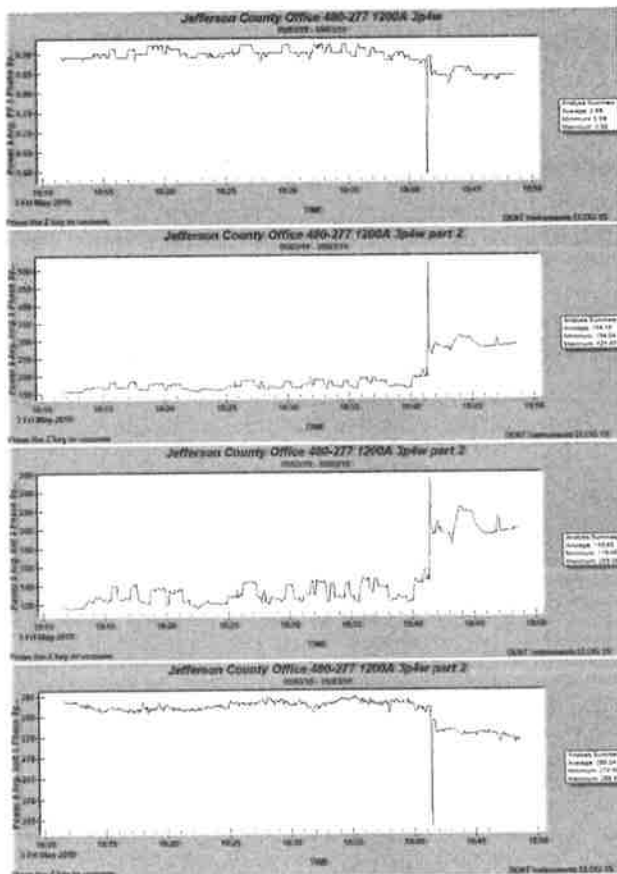
The Jail and 911 Call Center has a 1200-amp 480/277 switchgear. The voltage was consistent at 280-281 but fell to 274.65 when the chillers were engaged and then rebounded to 278.6. The KW, Amps and all efficiency readings were impacted by the chiller coming on. KW averaged about 140 without the chiller load and about 205 after it was left on for a few minutes. The Power Factor, a gauge of efficiency was .89. The Powerhouse can impact this facility by delivering clean and more efficient power, while reducing the cost of energy.



C3 GREEN ENERGY

Additionally, our experience working with 911 Call Centers is they must be available 24x7, even in the most inclement weather. The Powerhouse will protect the County Jail and 911 Call Center from power surges caused by outside sources that, under normal circumstances, would knock out your power supply and very possibly severely damage sensitive electronic equipment.

The Powerhouse will raise voltage, balance voltage and maintain that voltage under the heaviest loads. The Amps will decrease by 12% -15%. The KVA will decrease near the same percentage as the amps. The overall impact will reduce demand charges and KWH. There are 18 Metal Oxide Varistors that are made by GE and are the Tranquell Series. They are all 100 KA Rated. These work to stop all spikes and surges entering the facility. The GE Dielectrol Capacitors that are a part of the system will enhance the efficiency of the facility and offer stored capacitance to stop blips, and sags.



Required Powerhouse:

Jefferson County Jail and 911 Call Center

1 – 480/277 Powerhouse # 50 KVAR

This unit will deliver .97 efficiency with the chiller on and building under the heaviest loads. The PF will be .99 during normal conditions.

Powerhouse Cost: **\$16,000.00**



C3 GREEN ENERGY

Install Cost: Includes breaker/disconnect, all wiring, other materials and labor to install.

\$5,835.00

Total Turn-Key Price: \$21,835.00

ROI: Based on our KW readings under normal loads and loads with chiller engaged, the bill appears to average about \$8,000.00 per month, with higher usage in the summer months.

\$8,000.00 @ 10 % savings = \$800.00 /month = 27-month ROI

\$8,000.00 @ 12.5% savings=\$1,000.00/month = -22-month ROI

\$8,000.00 @ 14% savings = \$1120.00/month= 19.5-month ROI

These savings will be higher and the ROI less if the average energy cost is more than our estimate.

Summary:

The Powerhouse will impact the energy cost for Jefferson County Wisconsin for 20-25 years. The annual savings will minimally be about \$10,000.00. The Powerhouse will deliver near perfect power while protecting equipment, extending the life of all equipment and allowing the facility to operate at optimal levels of efficiency.

The 20-year savings will be a minimum of \$200,000.00 in direct energy cost. The impact on the facilities, pumps, motors, VFD'S, chillers, lighting and other equipment will be tremendous as they will have a much longer life and require less maintenance.

This is a very conservative estimate of savings. C3 will share all collected energy On/Off Data with the County. This is an important project for us in Wisconsin and we guarantee complete satisfaction!

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