

Replace Water-Cooled Chiller  
Mobile County Health Department  
251 N Bayou Street, Mobile, AL 36603  
SCE Project Number: 23037

## SECTION 011000 - PROJECT SUMMARY

### PART 1 GENERAL

#### 1.01 PROJECT

- A. Project Name: Replace Water-Cooled Chiller Mobile County Health Department
- B. A/E Project Number : 23037
- C. Owner: Mobile County Health Department  
251 N Bayou Street  
Mobile, AL 36603
- D. Prime Architect/Engineer: Sherer Consulting Engineers, LLC – 24821 Commercial Ave Ste 2  
Orange Beach, AL 36561 – Phone: (251) 240-0007
- E. Electrical Engineer: Dell Consulting, LLC – 813 Downtowner Blvd. Suite D Mobile, AL 36609  
– Phone: (251) 316-0015
- F. Description of Work:
- G. The project is design-bid-build and consists of providing a water-cooled screw compressor chiller in the mechanical room in the same location where a previous chiller has been removed, as well as associated pipe work, chilled water pump replacement, etc.
  - The work consists of providing a 150-ton water-cooled screw compressor chiller in the same location in the mechanical room where the previous chiller was removed. Some of the existing chilled water and condenser water piping shall be removed and reworked as shown on the drawings to accommodate the installation of the new chiller. Chilled water pumps in the mechanical room shall be replaced with variable speed pumps. The new chiller will be redundant to an existing water-cooled chiller also located in the mechanical room. Once installed, the chillers and pumps shall be arranged in a variable primary, lead/lag configuration to provide full redundancy in the instance of a chiller or pump failure. The new equipment shall be tied into the existing Trane Building Automated System (BAS).
  - A refrigerant leak detection system shall be installed in the chiller mechanical room to satisfy the requirements of IMC Chapter 11. A new exhaust fan shall be provided for general mechanical room exhaust, and it will also serve as an emergency purge fan upon detection of a refrigerant leak in the space.
- H. Time of Completion: On-site work in this contract can begin when the project has been

officially awarded after the bid opening. The project must be substantially completed by August 16, 2024, for the Owner to receive grant funding for the project.

- I. Liquidated Damages: Owner has the right to enforce liquidated damages at a rate of \$500 per day if work is not substantially complete by contract completion date of August 16, 2024.
  
- J. Each Bidder is required to include the cost for the Permit Fees required by the City of Mobile. Contact the City of Mobile Building Department for additional information regarding permit fees.

#### 1.02 CONTRACT DESCRIPTION

- A. Contract Type: A single Prime contract based on a stipulated Price.

#### 1.03 OWNER OCCUPANCY

- A. Existing Buildings: Owner intends to occupy the existing building during the entire construction period.
  
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
  
- C. Schedule the Work to accommodate Owner occupancy.

#### 1.04 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on Drawings.
  
- B. Provide Access to and from site as required by Law and by Owner:
  - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
  - 2. Do not obstruct roadways, sidewalks, or other public ways without permit.
  
- C. Existing building may not be used for storage.
  
- D. Time restrictions: As required by Owner.
  
- E. Utility Outages and Shutdown: As outlined in Owner's procedures for these activities.
  - 1. Limit disruption of utility services to hours the building is unoccupied.
  - 2. Prevent accidental disruption of utility services to other facilities.
  - 3. Official outage process will be addressed in the Pre-Construction Conference.
  - 4. Fire Watch: Will be required if life safety systems are disrupted.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

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END OF SECTION 011000

