

REQUEST FOR LEGAL SERVICES

This form is used to provide legal opinions and contract approval by the District Attorney's Office. Only that advice that is related to a pending or potential claim against the County or its officers and employees is protected by the attorney-client privilege. Opinions that are privileged should not be disclosed to anyone or the privilege may be waived.

All legal opinions and approvals rendered are based only on the documentation and information stated below or attached to this form and, thus, it is important that all relevant facts and information be provided at the time of review. Please advise the District Attorney's Office of new or additional information, as it may cause the opinion to change. In all cases, the opinions of the District Attorney's Office are not binding on the County, its officers or employees and may be followed or disregarded in the discretion of the elected official.

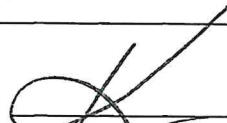
Date of Request: 6-22-26 Department: Facilities

State the nature of the legal request: Please review agreement
between the BOCC and WSM MEP, Inc for
chiller replacement at JJC pending encumbrance of
funds

RECEIVED

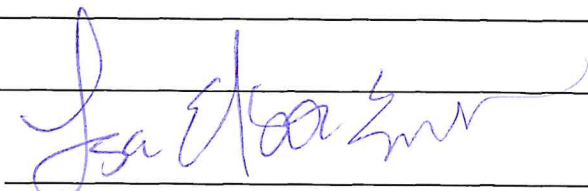
JUN 22 2026

CIVIL DIVISION
DISTRICT ATTORNEY


Signature

Reply of District Attorney's Office: _____

_____ ok _____

Date of Reply: 6/23/2026 
Assistant District Attorney

CONSTRUCTION CONTRACT

This agreement made between WSM MEP, Inc., 1349 E. Indian Hills Rd., Norman, OK 73071, hereinafter referred to as Contractor, and the Board of County Commissioners of Oklahoma County, Oklahoma, hereinafter referred to as "County".

WITNESSETH:

Contractor and County, for the consideration set forth herein, agree as follows:

I. CONSIDERATION:

**Oklahoma County Project #C0093
JJC Chiller Replacement**

For the Proposal, as formally accepted not to exceed the total amount of Eight Hundred and Fifty-Eight Thousand, Seven Hundred Eighty-Eight Dollars and 00/100 (\$858,788.00).

II. THE WORK: The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and include all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or part of the project.

III. DESCRIPTION OF WORK: Contractor shall for the above consideration perform the specified work at the Oklahoma County Courthouse, Oklahoma City, Oklahoma as designated in "Attachment A," described as Base Bid as provided by Contractor dated June 9th, 2026, and is made a part of this Contract by reference as If attached hereto or written in detail herein.

IV. CONTRACT DOCUMENTS: The contract documents shall consist of this Contract and the following documents:

Plans and Specifications as provided by the Design Engineer or County
Request for proposal #P26285-07 issued April 8th, 2026
Proposal by Contractor dated June 9th, 2026, and awarded June 17th, 2026.
All Bonds

V. ASSIGNMENT TO CONTRACT: Neither party to this contract shall assign this contract without written consent of the other.

VI. CONTRACT TIME: Work on this project shall commence within then ten (10) calendar days from the date on which the work order is issued and completed in one hundred eighty (180) calendar days.

A. The rate of progress shall be such that the whole work will be performed and the premises be cleaned within the time stated herein and in accordance with the contract, plans, and specifications.

VII. SCOPE OF WORK: Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, shall furnish, except as otherwise provided, at his own cost and expense, all services and material for the completion of the work proposed to be done under this contract. Contractor, including his agents,

employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, will complete the same in a thorough, workmanlike, and substantial manner in every respect to the satisfaction and approval of the Property Manager and/or the County Engineer, within the time specified herein and in strict accordance with the instructions and information contained in the notice to bidders, instructions to bidders, form or bid or proposal, this Contract, any performance or other surety bond, and the drawings and specifications.

VIII. LIABILITY FOR DAMAGES: The County, its officers, agents, or employees, shall not in any manner be answerable or responsible for any loss or damage to the work or to any part thereof; to any materials, building, equipment, or other property that may be used or employed therein, or placed on the work site during the progress of the work; for any injury done or damages or compensation required to be paid under any present or future law, to any person, whether an employee of contractor or otherwise; or for any damage to any property occurring during or resulting from the work. The Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, shall indemnify the County, its officers, agents and employees, against all such injuries, damages, and compensation arising or resulting from causes other than the County's neglect, or that of its officers, agents, or employees.

IX. INSPECTION OF WORK AND MATERIALS:

A. The County may appoint and employ such persons as may be necessary to act as inspectors or agents for the purpose of supervising in the interest of the County, materials furnished and work done as the work progresses.

B. The County Engineer, his inspectors, agents, or representatives and the Oklahoma County Property Manager, shall, at all times, have unrestricted access to all parts of the work and to other places where or in which the preparation of materials and other integral parts of the work are being carried on and conducted.

C. Contractor shall provide all facilities and assistance required or requested to carry out the work of supervision and inspection by the County Engineer, his inspectors, agents, representatives, the Oklahoma County Property Manager or Oklahoma State Elevator inspector.

D. Inspection of the work by these authorities or their representatives shall in no manner be presumed to relieve in any degree the responsibility or obligations of the Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, or to constitute Contractor an agent of the County.

E. No material of any kind shall be used in the work until it has been inspected and accepted by the County Engineer and the Oklahoma County Property Manager. All rejected materials shall be immediately removed from the premises. Any materials or workmanship found at any time to be defective shall be replaced or remedied at once regardless of previous inspection. Inspection of materials shall be promptly made, and, where practicable, at the source of supply.

F. Whenever the specifications, the instructions of the County, or the laws, ordinances, or regulations of any public authority require work to be specially tested or approved, Contractor shall give the County Engineer and the Oklahoma County Property Manager timely notice of its readiness for inspection, and if the inspection is by another authority,

of the date fixed for such inspection.

- G. All materials removed from this project shall be disposed of in accordance with all federal, state, city, county and other local laws and established ordinances and regulations. No materials shall be salvaged from the properties by the Contractor, including his agents, employees, subcontractors, independent contractors, and/or independent contractors retained pursuant to this agreement.

- X. TAXES: This project, according to Title 68 O.S. § 1356, and Oklahoma Tax Commission Rules 65-19-056 and 710:65-07-013 is exempt from Sales Tax. The Contractor shall provide a list of Subcontractors and Sub-subcontractors for the Board of County Commissioners approval at a public meeting to approve tax-exempt status. Tax-exempt status will be in effect for this project only and a termination date shall be specified by letter to Contractor and each Subcontractor. Title 68, Section 1356(I) of the Oklahoma Statutes specifies that any person making purchases on behalf of the County must certify in writing, on the copy of the invoice or sales ticket to be retained by said purchaser that the purchases are made on behalf of Oklahoma County.

- XI. INSURANCE: Contractor shall not commence work under this contract until he has obtained all insurance required under this section and such insurance has been approved by the County Engineer. Likewise, Contractor shall not allow any approved subcontractor to commence work until all similar insurance has been so obtained and approved. The following insurance shall be required:
 - A. Workers Compensation insurance for all of Contractor's employees engaged in work at the site of the project.
 - B. Comprehensive public liability and property damage insurance insuring the County against any liability, including but not limited to personal injury, accidental death, property damage arising out of the performance of this contract in at least an amount sufficient to satisfy any claims under the Oklahoma Governmental Tort Claims Act, 51 O.S., Secs. 151-171. The insurance policy must contain provisions that the County be notified if the insurance carrier intends to cancel or not renew the policy.

- XII. BONDS
 - A. For construction or repair of a public or private building, structure, or improvement on public real property, the company that receives the award shall:
 - 1. Furnish a bond with good and sufficient sureties payable to the County in a sum not less than the total sum of the contract; or
 - 2. Cause an irrevocable letter of credit, containing terms the County prescribes, to be issued for the benefit of the County by a financial institution insured by the Federal Deposit Insurance Corporation in a sum not less than the total sum of the contract.
 - B. The bond or irrevocable letter of credit shall ensure the proper and prompt completion of the work in accordance with the contract and shall ensure that the contractor shall pay all indebtedness the contractor incurs for the contractor's subcontractors and all suppliers of labor, material, rental of machinery or equipment, and repair of and parts for equipment the contract requires the contractor to furnish.

XIII. COMPLIANCE WITH LAWS: Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, shall keep himself fully informed of all national and state laws and all municipal ordinances and regulations in any manner affecting the work or performance of his contract or any extra work, and shall at all times observe and comply with such laws, ordinances and regulations, whether or not such laws, ordinances, or regulations are mentioned herein, and shall indemnify the County, its officers, agents, and employees against any claim or liability arising from or based on the violation of any such laws, ordinances, or regulations.

XIV. TERMINATION:

A. FOR CAUSE:

If Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, (1) is adjudged as bankrupt, (2) makes a general assignment for the benefit of his creditors, (3) has a receiver appointed on account of his insolvency, or (4) persistently or repeatedly refuses or fails, in cases for which extension of time in writing is provided, to supply enough properly skilled workmen or proper materials, fails to make prompt payment for materials or labor, persistently disregards laws, ordinances, or instructions of the County Engineer, ceases operations under this Contract at any time or otherwise is guilty of a substantial violation of any provision of this Contract, then the County, upon certification of the County Engineer that sufficient cause exists to justify such action, may, without prejudice to any other right or remedy and after giving Contractor and his surety written notice, terminate the employment of contractor, take possession of the premises and of all materials, tools, and appliances thereon, and finish the work by whatever method the County may deem expedient. In such case, Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the Contract price exceeds the expense of finishing the work, including compensation for additional material and administrative services, such excess shall be paid to Contractor. If such expense exceeds the unpaid balance, Contractor shall pay the difference to the County. The expenses incurred by the County, as herein provided, and the damage incurred through Contractor's default shall be certified by the County Engineer.

B. FOR CONVENIENCE

If the County Engineer determines that a termination is in the County's interest, the County may terminate the entire Contract or any portion of the Contract. The County Engineer will provide a written notice of termination to the Contractor specifying the extent of termination and the effective date. After receipt of a notice of termination, the Contractor shall immediately proceed with the following obligations: (1) Stop work as specified in the notice, (2) Place no further subcontractors or orders for materials, services, or facilities, except as necessary to complete the continued portion of the Contract, (3) Terminate all subcontractors to the extent they relate to the work terminated, and (4) Settle all outstanding liabilities and termination settlement proposals arising from the termination of the Contract. If the County Engineer orders termination of all or part of the Contract effective on a certain date, the County will pay for completed work at the prorated square footage as of that date.

XV. ACCEPTANCE OF WORK: No act of the County, or of any representative, in superintending or directing the work, or any extension of time for the completion of the work, shall be regarded as an acceptance of such work or any part thereof, or of materials used therein, either wholly or in

part. Acceptance shall be evidenced only by the Final Resolution approved by the County. Before any final resolution will be allowed, Contractor will be required to swear to and sign a statement of all claims on account of work done and materials furnished under this Contract and that all claims for materials provided or labor performed have been paid and set aside in full. No waiver of any breach of this Contract by the County or any acting on its behalf shall be held as a waiver of any other subsequent breach thereof. Any remedy provided herein shall be taken and construed as cumulative.

XVI. COMPENSATION: The County shall pay and Contractor shall receive the prices stipulated in the proposal which is incorporated and made a part of this contract, as full compensation for everything furnished and done by Contractor under this contract, including all loss or damage arising out of the work or from the action of the elements; for any unforeseen obstruction or difficulty encountered in the prosecution of the work; for all risks of every description associated with the work; for all expenses incurred due to the suspension or discontinuance of the work; and for well and faithfully completing the work as herein provided.

XVII. PROGRESS AND FINAL PAYMENTS: Partial payments will be made to Contractor for completed engineering and architectural drawing and specifics, material on hand and work performed at Contractor's request but in any event not more often than monthly.

A. On final completion of the work and settlement of all claims, owner shall pay Contractor the remainder of the contract price. Provided, there shall be retained from such final payment, or from any payments due contractor under this contract, all amounts that may be expended by the County for work done or materials furnished in carrying out any of the work done under this contract that Contractor has failed to do to the satisfaction of the designated agents of the County; all amounts that may be necessary to pay for labor, tools, plant, and materials engaged and used in the work and for which Contractor has failed to pay; by the terms of the contract or any laws of the State of Oklahoma, the County is or may be authorized to reserve and retain.

B. Acceptance by Contractor of the final estimate and the final payment by the County to Contractor shall be a release of the County from all claims and liabilities to Contractor for anything done or furnished for or relating to the work, or for any act, neglect, fault, or default of the County or of any person relating to or affecting the work.

C. Five percent (5%) of all partial payments made shall be withheld as retainage. At any time the Contractor has completed in excess of fifty percent (50%) of the total Contract amount as certified by the architect, the retainage shall be reduced to two and one-half percent (2.5%) of the amount earned to date if the Owner has determined that satisfactory progress is being made, and upon approval by the surety. A detailed list of materials suitably incorporated or stored on site must accompany each request for payment.

D. Invoices will be issued by Contractor for all work performed under terms of this Contract. Invoices are due and payable on receipt.

E. The Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, shall keep an accurate record of each workman showing his name, address, social security number, work classification, hourly wage paid, total paid, overtime hourly wage paid, and the occupation of each workman employed by them, in connection with the project, and showing also the actual wages paid to each workman, which record shall be certified and shall be open at all

reasonable hours to the inspection of the County, its officers and agents at the principal office of the Contractor: Upon completion of the project, the Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, shall forward a certified copy of the records to the County.

- XVIII. INCORPORATION OF PROVISIONS REQUIRED BY LAW: Each provision and clause required by law to be inserted in this contract shall be deemed to be inserted herein and the contract shall be read and enforced as though each were included herein. If through mistake or otherwise any such provision is not inserted or is not correctly inserted, the contract shall be amended to make such insertion on application of either party.
- XIX. MODIFICATIONS: The County may modify this contract with respect to the arrangement, character, alignment, grade, or size of the work or appurtenances whenever in its opinion it shall deem it necessary or advisable to do so. Contractor shall accept such modifications when ordered in writing by the County Engineer and approved by the governing board. Any such modifications shall not subject contractor to increased expenses without equitable compensation which compensation shall be determined by the County Engineer and by the governing board. If any modification results in a decrease in the cost of work involved, an equitable deduction from the contract price shall be made. Such deductions shall be determined by the County Engineer. The determination of any such additional compensation or deduction shall be based on the bids submitted and accepted. No modifications in the work shown on the plans and described in the specifications shall be made, unless the nature and extent thereof has first been certified by the County Engineer in writing and sent to Contractor.
- XX. COMPLETENESS OF CONTRACT: The written terms and provisions of this contract shall supersede all prior verbal statements of any officer or other representative of the County, and such statements shall not be effective or be construed as entering into or forming a part of, or altering in any manner whatsoever, this contract or the contract documents.
- XXI. GUARANTY OF WORK:
- A. Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, agrees to guarantee all work under this contract for a period of one (1) year from the date of final settlement thereof, contractor agrees to provide extended warranties on materials and labor to the extent offered by any manufacturer whose product is used on this project.
 - B. If any unsatisfactory condition or damage develops within the time of this guaranty due to workmanship that is defective, inferior, or not in accordance with the contract, Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, shall, whenever notified by the County, immediately place such guaranteed work in a condition satisfactory to the County and make repairs of all damage to the buildings, equipment, and grounds made necessary in the fulfillment of the guaranty.
 - C. If Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, fails to proceed promptly to comply with the terms of any guaranty under this contract, Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, agrees that the County may

have such work performed as the County considers necessary to fulfill such guaranty or may allow the damage or defective work to remain as it is. In the first instance, Contractor shall promptly pay the County such sums as were expended in fulfilling the guaranty; in the second instance, he shall promptly pay the County such sums of money as it would have been necessary to expend to fulfill them. Usual wear and tear and the results of accidents not chargeable to Contractor, including his agents, employees, subcontractors, independent contractors and/or independent contractors retained pursuant to this agreement, and are excepted from the above requirements. Everything necessary for the fulfillment of any guaranty must be done without any expense to the County.

XXII. GOVERNING LAW: The Contract shall be governed by the law of the place where the Project is located, that being the State of Oklahoma.

XXIII. OWNER IS A SUBDIVISION OF THE STATE OF OKLAHOMA

A. It is expressly understood that the County under this Contract is a subdivision of the State of Oklahoma and consequently may only contract within the limitations provided by the Oklahoma law. Notwithstanding any other provision to the contrary hereinbefore set forth, the provisions of this Article shall control any other provision of this Contract.

B. Contractor shall not perform any work contemplated within the meaning of "the Work" described in Paragraph II herein, until the Contractor receives a Purchase Order from the County showing that the full amount of the obligation created pursuant to this Contract for the project has been encumbered within an unencumbered amount previously appropriated for such purpose. For the purpose of this Contract, it is understood and agreed that the full amount of the obligation created pursuant to this Contract is no more than Eight Hundred and Fifty-Eight Thousand, Seven Hundred Eighty-Eight Dollars and 00/100 (\$858,788.00).

In the event that a Change Order is approved pursuant to the terms of this Contract, and the terms of said Change Order require payment of any sum in addition to the sum immediately aforesaid, Contractor shall not perform any work contemplated within the scope of said Change Order until Contractor receives a Purchase Order from the County showing that the full amount of the obligation created pursuant to said Change Order has been encumbered within an unencumbered amount previously appropriated for such purpose in the budget of the County for the County's Fiscal Year within which the Change Order is approved.

CONTRACTOR:
WSM MEP, Inc.
1349 E. Indian Hills Rd.
Norman, Oklahoma 73071

Signed before me this ____ day of _____, 2026.

Contractor

Notary Public

Printed Name and Title

My Comm. Expires

IN WITNESS WHEREOF, the parties have executed this agreement this ____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA

Chairman

Member

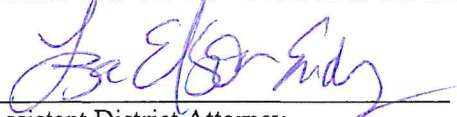
Member

ATTEST:

APPROVED:

Stacey Trumbo, P.E.
County Engineer

APPROVED AS TO FORM AND LEGALITY THIS 23 DAY OF June, 2026.



Assistant District Attorney



TRANE

Job Name: Jayville Justice Center Chiller Replacement
Prepared For: Unit Tag: CH-1

Quantity: 1
Sales Office: Oklahoma City Main Office

Ascend Product Report

General

Chiller Model	ACSA
Unit Nominal Tons	160 Nominal Tons
Voltage	460V/60Hz/3Phase
Refrigerant	Refrigerant Charge R-454B
Number of Circuits	2
Number of Compressors	4
Agency Listing	UL Listed to U.S./Canadian Safety Std

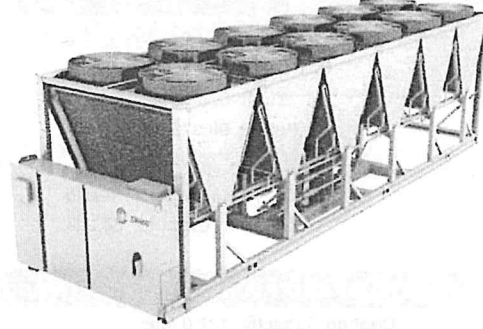


Exhibit A

Chiller Performance

Cooling Capacity	137.0 tons	IPLV (Cooling Mode)	17.70 EER (Btu/W-h)
Cooling Efficiency	10.10 EER (Btu/W-h)	NPLV (Cooling Mode)	16.07 EER (Btu/W-h)

Evaporator

Evaporator Application	Standard Cooling (Above 40 Deg F)	Fluid Properties	
Fouling Factor	0.000100 hr-sq ft-deg F/Btu	Leaving Fluid Temperature	44.00 F
Flow Switch Set Point	Flow Switch Set Point 15	Entering Fluid Temperature	54.00 F
Design Flow	373.8 gpm	Fluid Type	Propylene Glycol
Evaporator Head Loss	19.3 ft H2O	Fluid Concentration	50.00 %
Strainer Head Loss	9.45 ft	Fluid Freeze Point	-28.28 F
VPF Min Flow	228.9 gpm		

Condenser

Unit Application	Wide Ambient	Elevation	0.00 ft
Condenser Type	EC Condenser Fan Motors	Ambient Air Temperature	95.0 F
Number of Fans	8		

Electrical

Unit Voltage	460V/60Hz/3Phase	Total Power (Cooling)	162.0 kW
Compressor Starter	Across-The-Line-Starter	FLA - Condenser Fan (each)	2.50 A
Incoming Line Connection	Single Point Unit Power Connection	Short Circuit Rating	10000 A
Incoming Line Connection Type	Circuit Breaker	MOP	
MCA		Single Point Power	400 A
Single Point Power	317 A		

Compressor	RLA	LRA
1A	69.00 A	389.00 A
1B	69.00 A	389.00 A
2A	69.00 A	389.00 A
2B	69.00 A	389.00 A

Additional Electrical

	Voltage	FLA/MOP
Evaporator Heater	115V/1 PH	15.00 A
Programmable Relays	115V/1 PH	20.00 A



TRANE

Job Number: Juvenile Justice Center Office
Replacement
Prepared For:
Unit Tag: CH-1

Quantity: 1
Sales Office: Oklahoma City Main Office

Acoustics

Acoustic Notes

Sound power data collected per AHRI 370 methodology.

Sound power referenced to 1pW; sound pressure referenced to 20µPa.

Sound pressure values are at 30 feet from broadside of unit.

Physical

Dimensions

Length 232.400 in
Width 88.000 in
Height 98.375 in

Weights

Operating Weight 7897 lb
Shipping Weight 7754 lb

Circuit

Refrigerant Charge

Oil Charge

Circuit 1 54.0 lb
Circuit 2 54.0 lb

3.20 gal
3.20 gal

Standard Rating Performance and LEED Rating

Cooling Capacity 137.0 tons
Rated Cooling Capacity 144.4 tons
Cooling Efficiency 10.10 EER (Btu/W-h)
Rated Cooling Efficiency 10.50 EER (Btu/W-h)
IPLV (Cooling Mode) 17.70 EER (Btu/W-h)
Compressor Power 152.2 kW
Fan Motor Power 9.850 kW
Refrigerant Charge Circuit 1 54.0 lb
Refrigerant Charge Circuit 2 54.0 lb

ASHRAE 90.1 - 2019

This product meets the minimum efficiency requirements of ASHRAE Standard 90.1 and CANS/CSA C743 (which are based on AHRI standard rating conditions with water) and, therefore, also meets the LEED "Minimum Energy Performance" prerequisite in the Energy and Atmosphere section.

The LEED Green Building Rating System™, developed by the U.S. Green Building Council, provides independent, third-party verification that a building project meets green building and performance measures.

Regulatory Compliance

AHRI Certification

Certified in accordance with the AHRI Air-Cooled Water-Chilling Packages Certification Program, which is based on AHRI Standard 550/590 (I-P) and AHRI Standard 551/591 (SI). Certified units may be found in the AHRI Directory at www.ahridirectory.org. Unit contains freeze protection liquids in the evaporator and is certified when rated per the Standard with water.



Publication

Data Generation Date 4/22/2026

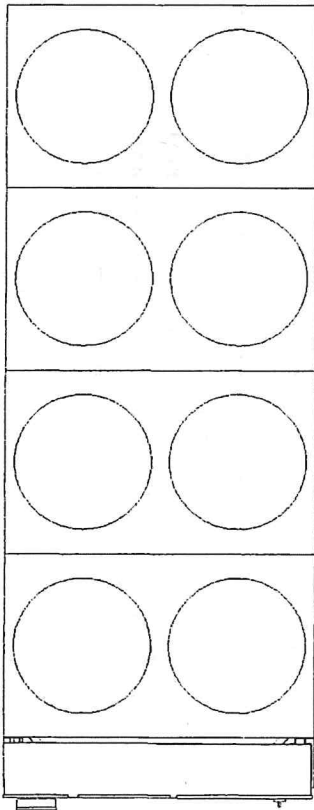
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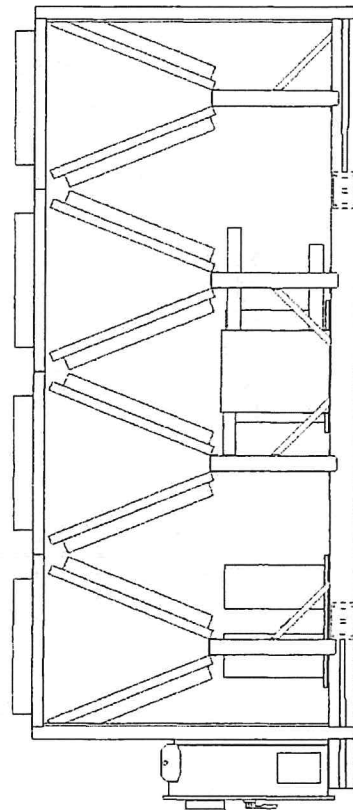
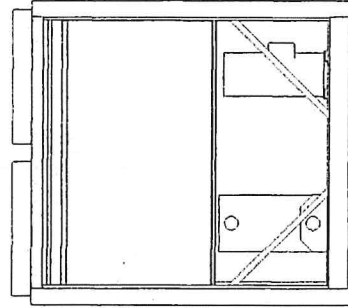
TRANE

Job Name: Juvenile Justice Center Court
Replacement
Prepared For:
Unit Tag: CR1

Quantity: 1
Sales Office: Oklahoma City Main Office



Nominal Tonnage 160
Water Volume (with Applicable Options) 19.40 gal
Shipping Weight 7,754 lb Weight Tolerance +/- 10%
Dimensional Tolerance +/- 1/8"

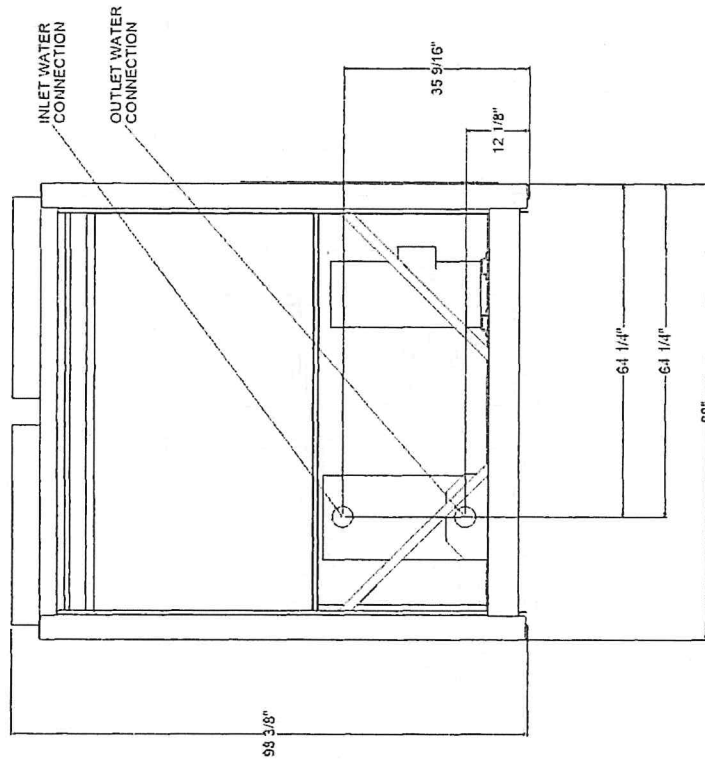




TRANE

Job Name: Juvenile Justice Center Chiller
Replacement
Prepared For:
Unit Tag: CH-1

Quantity: 1
Sales Office: Oklahoma City Main Office

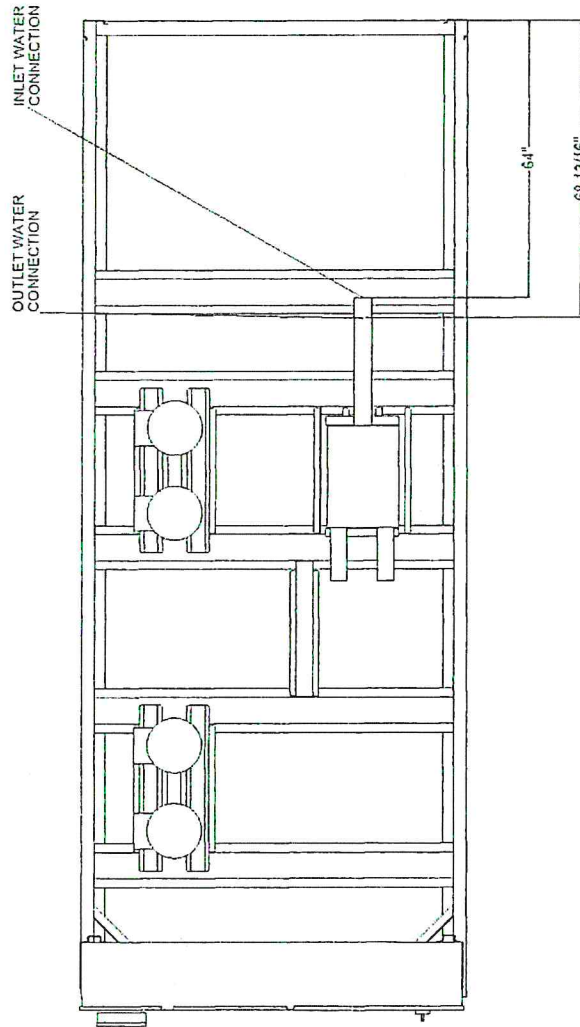




TRANE

Job Name: Juvenile Justice Center Chiller Replacement
Prepared For:
Unit Tag: CH11

Quantity: 1
Sales Office: Oklahoma City Main Office



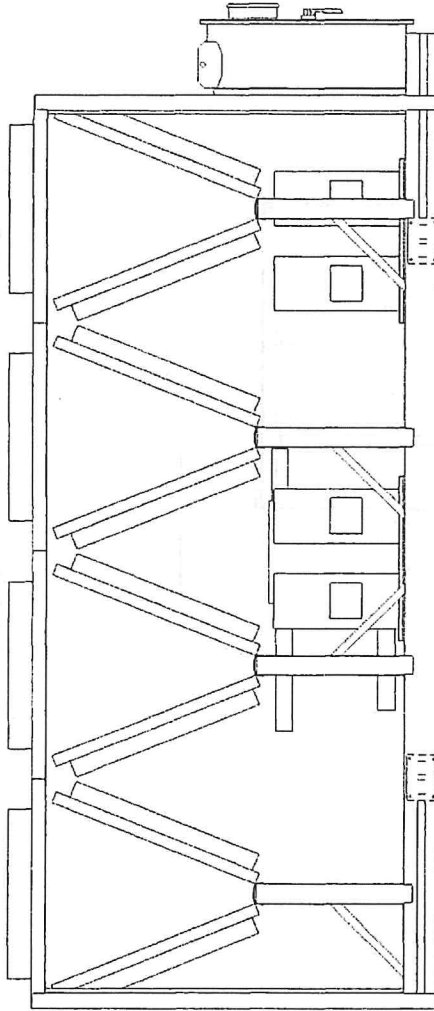
CONDENSER REMOVED FOR CLARITY



TRANE

Job Name: Juvenile Justice Center Office
Replacement
Prepared For:
Unit Tag: CM-

Quantity: 1
Sales Office: Oklahoma City/Main Office



The left side view of the unit is displayed for units with partial heat recovery. If no heat recovery option is selected, no dimensions will be displayed.



TRANE

Job Name: Okemune Justice Center, Okemune
Replacement
Prepared For:
Link Top, OKM

Company:
Sales Office: Oklahoma City Main Office

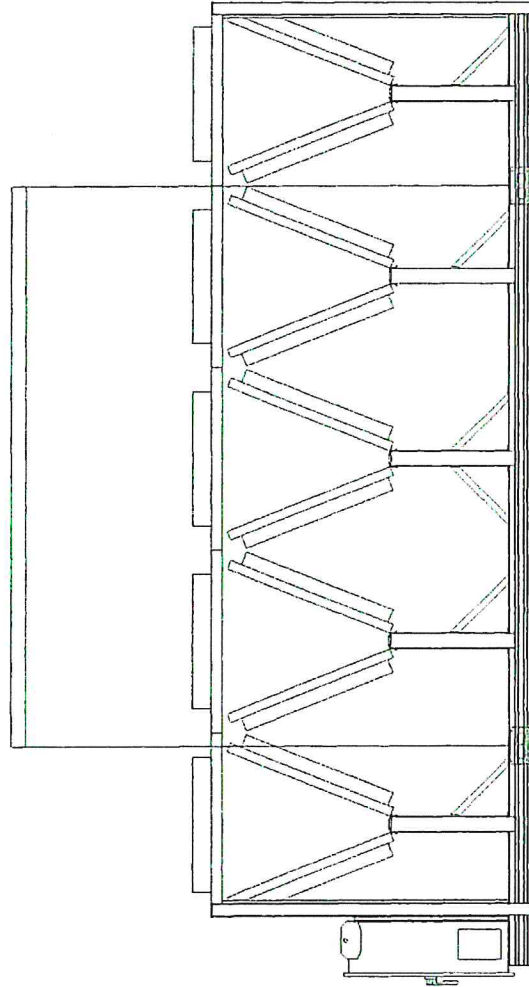
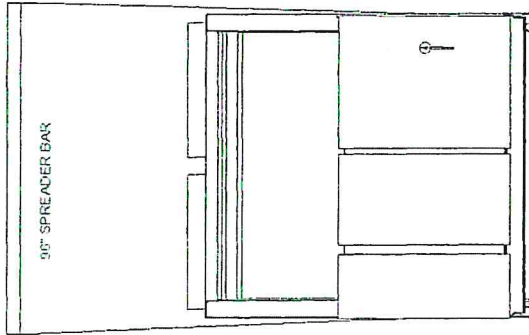
- NOTES**
1. DO NOT FORK LIFT UNIT.
 2. KEEP UNIT LEVEL WHEN LIFTING.
 3. TOTAL WEIGHT IS TYPICAL FOR UNITS WITH REFRIGERANT CHARGE AND WITHOUT LOWER PANELS.
 4. DIAGRAM IS A GENERIC REPRESENTATION OF THE UNIT.
 5. THE MAXIMUM RIGGING ANGLE AT EACH CHILLER LIFT POINT IS 30 DEGREES FROM VERTICAL.
 6. DO NOT ALLOW LIFTING STRAPS/CHAINS TO CONTACT UNIT DURING LIFT.

TOTAL SHIPPING/LIFTING WEIGHT 7,754 lb

WARNING
LIFTING AND RIGGING
Use the spreader bar as shown in the diagram. Refer to installation instructions located inside control panel for further rigging information.

Other lifting arrangements could result in death, serious injury or equipment damage.

DO NOT ALL LIFTING STRAPS TO CONTACT UNIT DURING LIFT.





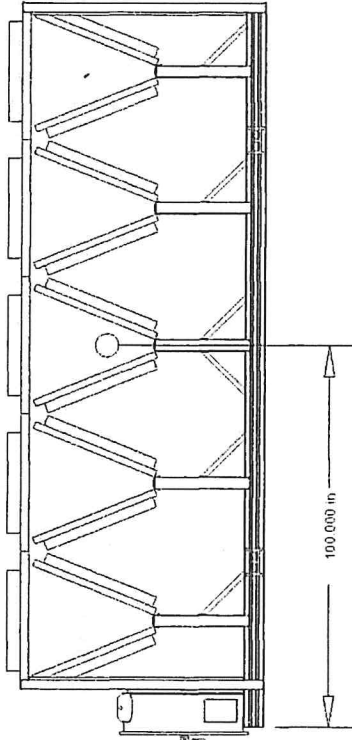
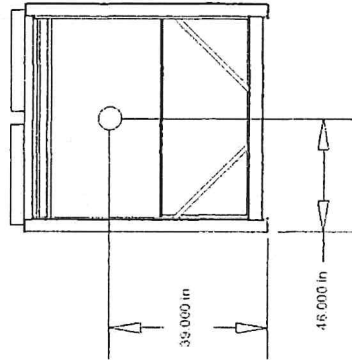
TRANE

Job Name: Juvenile Justice Center Office
Replacement
Prepared For:
Unit Tag: CR-1

Quantity: 1
Sales Office: Oklahoma City Main Office

CENTER OF GRAVITY

Different unit configurations and options may cause a variation in the center of gravity from what is listed. Refer to the Installation, Operating and Maintenance manual for specific lifting instructions.

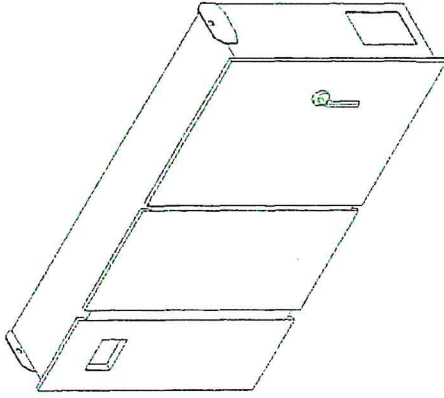




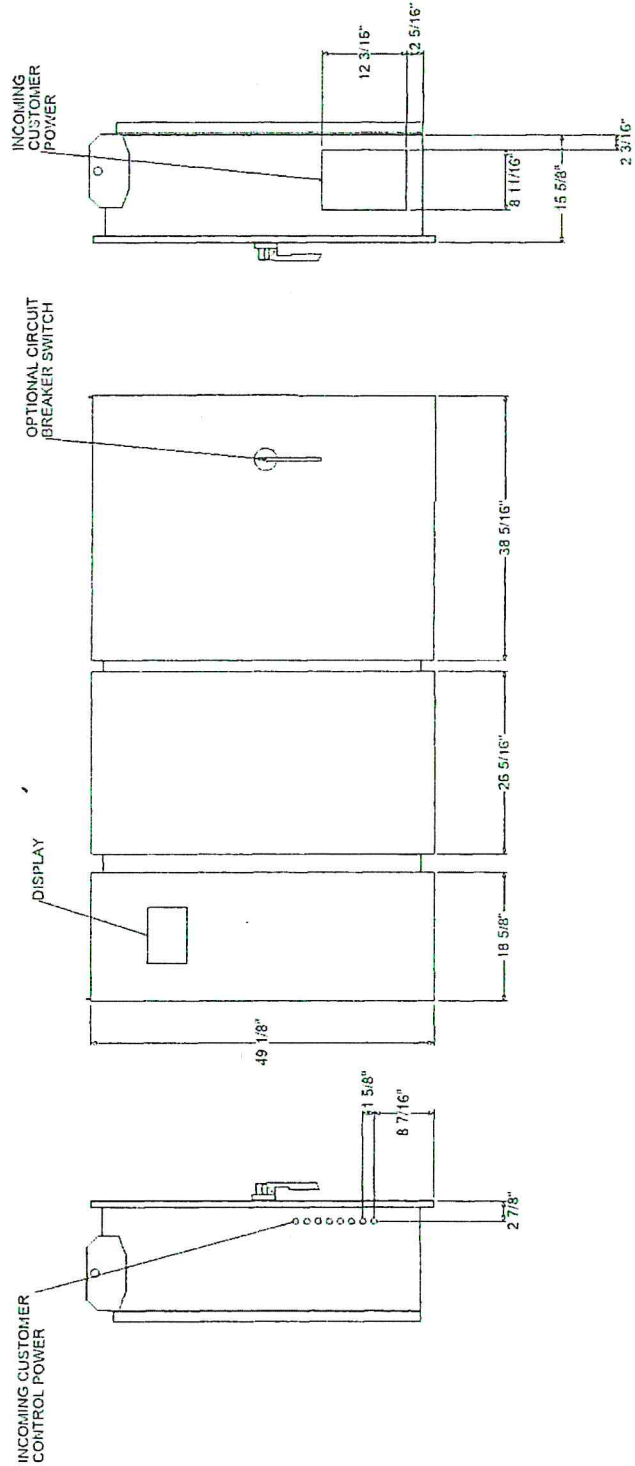
TRANE

Job Name: Juvenile Justice Center, Chiller
Replacement
Prepared For:
Unit Type: CR-1

Quantity: 1
Sales Office: Oklahoma City Main Office



CUSTOMER WIRE SELECTION TABLE	
POWER WIRE CONNECTION TO STANDARD FAULT CIRCUIT BREAKER	
CIRCUIT 1 & 2 (SINGLE POINT POWER) LUG WIRE SIZE RANGE (PER PHASE)	(2) 2/0 - 500 MCM
SHORT CIRCUIT RATING	10,000 A





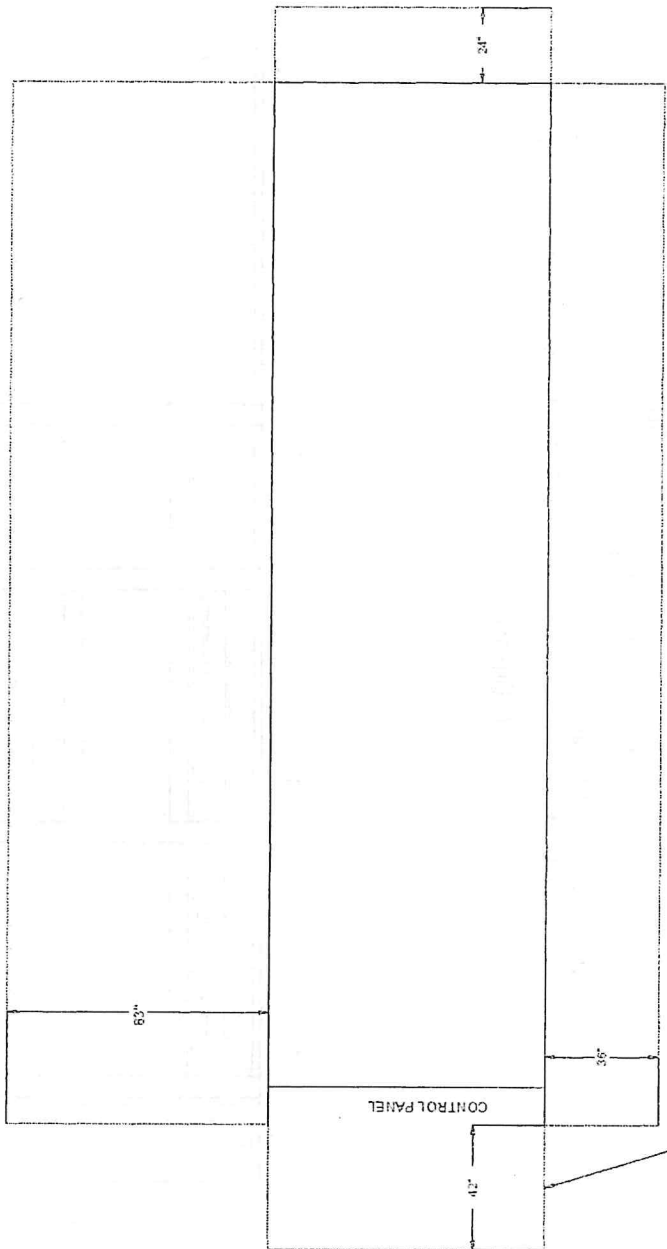
TRANE

Job Name: Juvenile Justice Center Office
Replacement
Prepared For:
Unit Type: C-1

Quantity: 1

Sales Office: Oklahoma City Main Office

UNIT CLEARANCE NO OBSTRUCTIONS ABOVE UNIT



1. A full 40" clearance is required in front of the control panel. Must be measured from the front of the control panel, not the end of the unit base. Installer must also follow NEC and local state codes for electrical clearance requirements.
2. A 50" above unit is required for operation, maintenance, access panel and air flow. No obstructions above unit.
3. Clearance of 65" on the side of the unit is required for coil replacement. Preferred side for coil replacement is shown (left side of unit, as facing control panel); however, either side is acceptable.
4. For obstructions or multiple units, refer to close spacing bulletin.



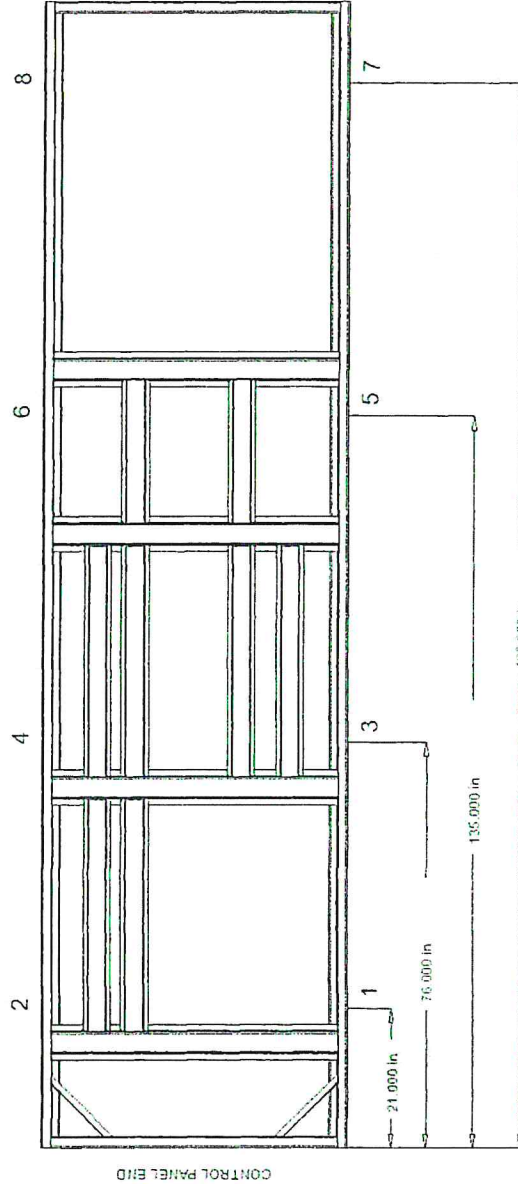
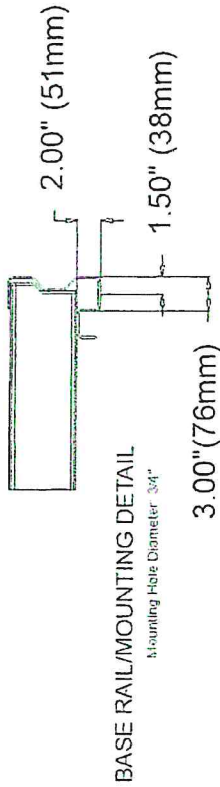
TRANE

Job Name: American Legion Center, Okla
Replacement
Prepared For:
Unit Tag: CR-1

Quantity: 1
Sales Office: Oklahoma City Main Office

MOUNTING DETAILS

UNIT SIZE	1	2	3	4	5	6	7	8	OPERATING WEIGHT
100	1,328 lb RCP4-WR BRICK RED	1,410 lb RCP4-WR LIME	1,170 lb RCP4-WR BRICK RED	1,359 lb RCP4-WR LIME	984 lb RCP4-WR BROWN	671 lb RCP4-WR BROWN	601 lb RCP4-WR BROWN	682 lb RCP4-WR BROWN	7,867 lb WEIGHT TOLERANCE +/- 10%



DIMENSIONS FROM END OF UNIT BASE
DIMENSIONS TYPICAL OF BOTH SIDES

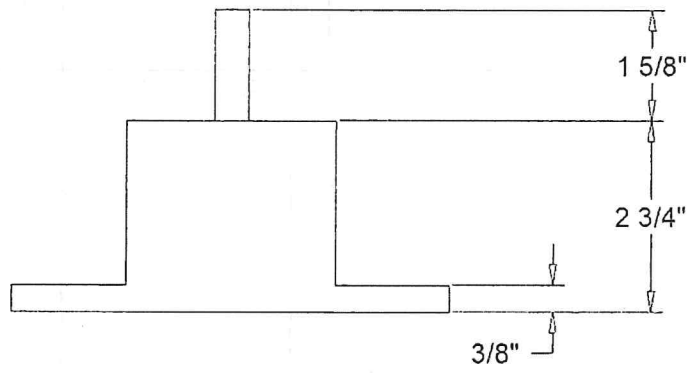
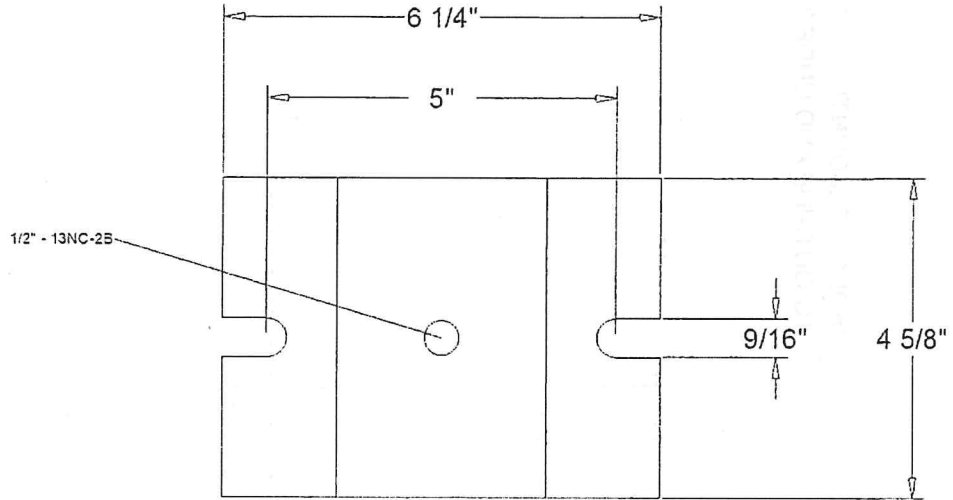


TRANE

Job Name: Justice Center Office
Replacement
Prepared For:
Unit Tag: CRV

Quantity:
Select Office: Oklahoma City Main Office

NEOPRENE ISOLATOR DIMENSIONS



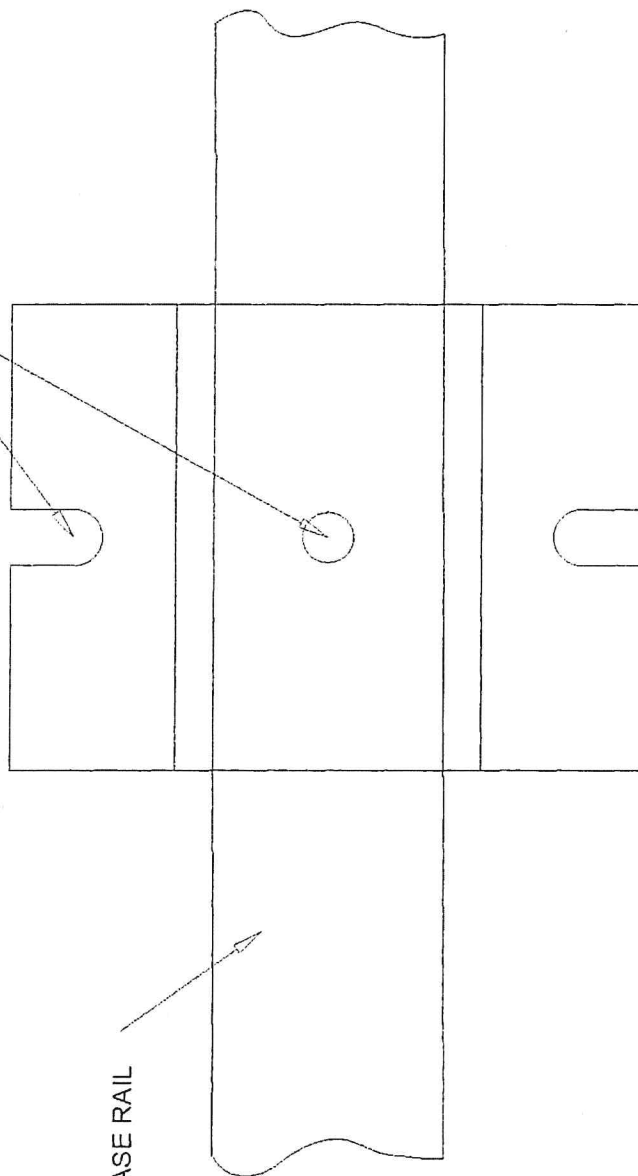


TRANE

Job Number: Javon's Justice Center Order
Replacement
Prepared For:
Unit Tag: CH-1

Quantity: 1
Sales Office: Oklahoma City Main Office

ISOLATOR MOUNTING HOLES
TO OUTSIDE AND UNDER UNIT



UNIT BASE RAIL

ISOLATOR INSTALLATION ORIENTATION

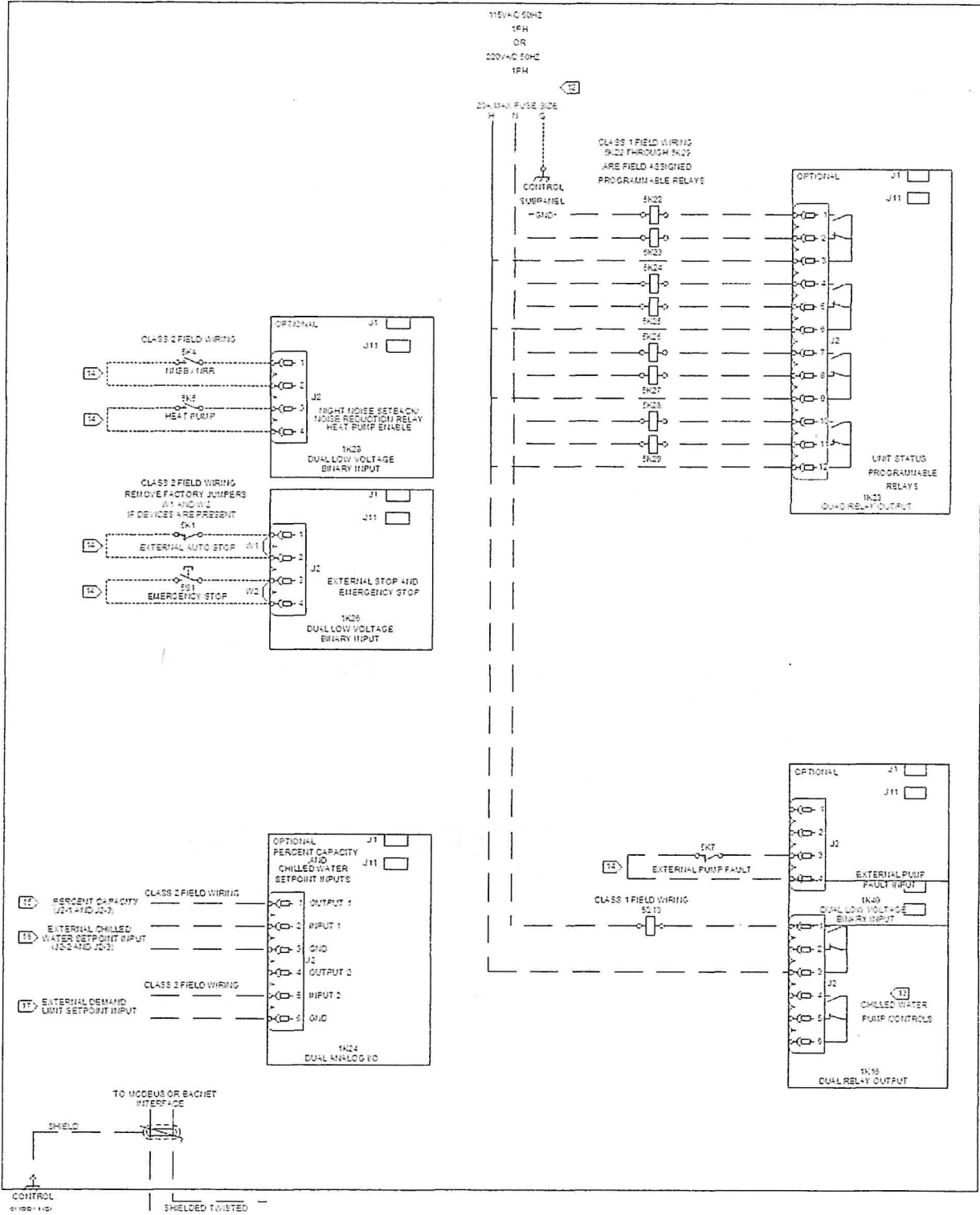


TRANE

Job Name: Juvetia Justice Center Chiller
Replacement
Prepared For:
Unit Tag: Ch-1

Quantity: 1

Sales Office: Oklahoma City Main Office

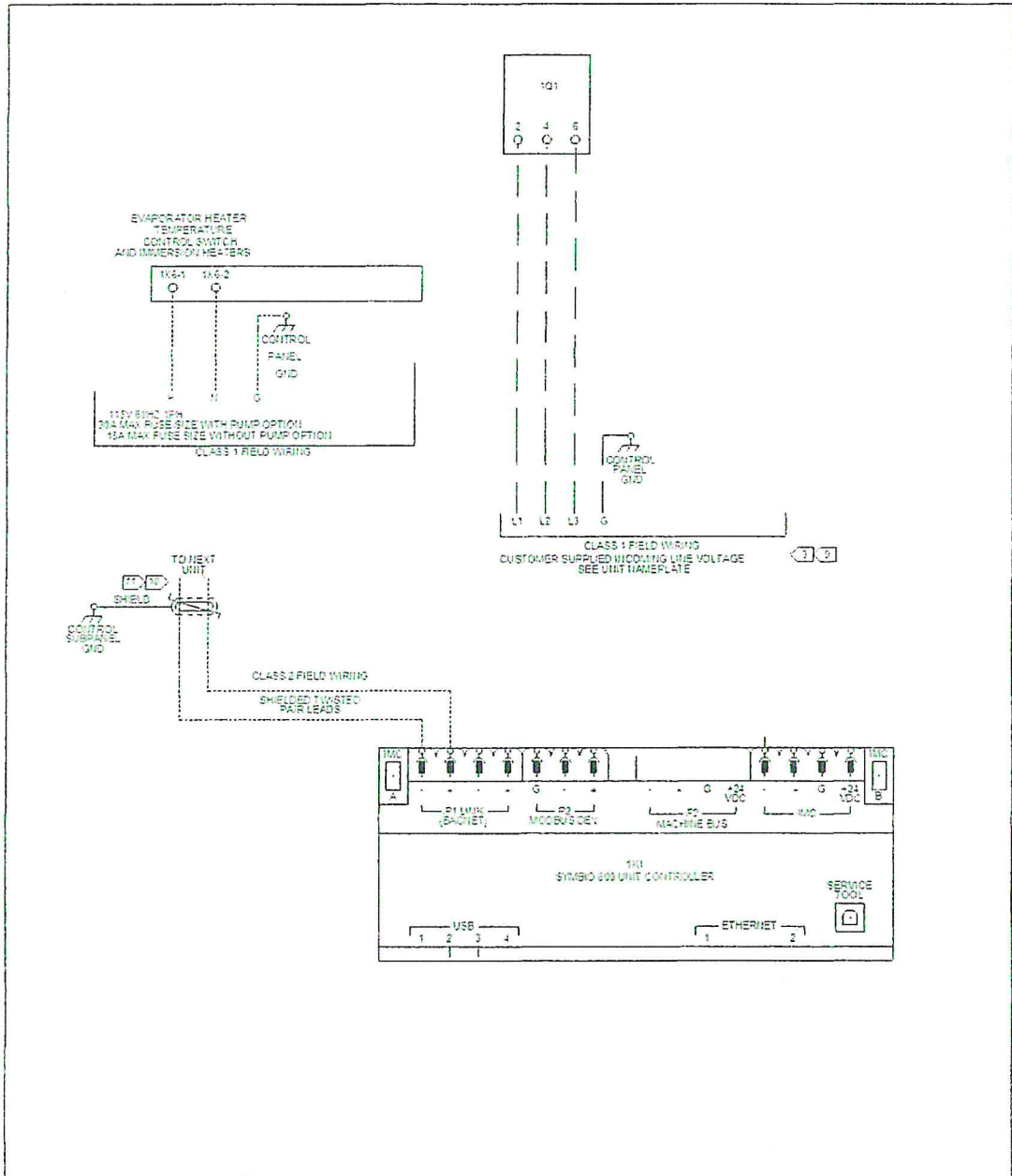




TYRAME

Job Name: Service Justice Center Office
Replacement
Prepared For:
Unit Tag: G-1

Quantity: 1
Sales Office: Oklahoma City Main Office





TRANE

Job Name: Lawrence Justice Center Office
Replacement
Prepared For:
Job Tag: GWR

Quantity: 1
Breathe Online, Oklahoma City Main Office

GENERAL NOTES:

1. WIRE REPRESENTED BY DASHED LINES INDICATE RECOMMENDED FIELD WIRING BY OTHERS.
2. ALL STANDARD AND OPTIONAL COMPONENTS SHOWN.
- 3 SINGLE SOURCE POWER IS PROVIDED AS STANDARD ON THIS PRODUCT. FIELD CONNECTIONS ARE MADE TO DEVICES 101 OR 1X1.
4. ALL MOTORS ARE PROTECTED FROM PRIMARY SINGLE PHASE FAILURES.
5. CAUTION - TRANE PUMP CONTROL MUST BE USED TO PROVIDE PUMP CONTROL. EVAPORATOR CHILLED WATER PUMP MUST BE CONTROLLED BY THE CHILLER OUTPUT. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN DAMAGE TO THE UNIT.
6. CAUTION - DO NOT ENERGIZE THE UNIT UNTIL CHECK OUT AND STARTUP PROCEDURES HAVE BEEN COMPLETED.

WIRING REQUIREMENTS:

7. ALL FIELD WIRING MUST BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC), STATE AND LOCAL CODES.
8. DO NOT RUN LOW VOLTAGE CONTROL WIRING (30V OR LESS) IN CONDUIT WITH 110V OR HIGHER WIRING. DO NOT EXCEED THE FOLLOWING MAXIMUM RUN LENGTH FOR A GIVEN SIZE: 14 AWG OF 5000 FT, 16 AWG OF 2000 FT OR 18 AWG OF 1000 FT.
- 9 ALL UNIT POWER WIRING MUST BE 600V COPPER CONDUCTORS ONLY AND HAVE A MINIMUM TEMPERATURE INSULATION RATING OF 90 C. REFER TO UNIT NAMEPLATE FOR MINIMUM CIRCUIT AMPACITY AND MAXIMUM OVERCURRENT PROTECTION DEVICE. PROVIDE AN EQUIPMENT GROUNDING IN ACCORDANCE WITH APPLICABLE ELECTRIC CODES. REFER TO WIRE RANGE TABLE FOR LUG SIZES.
- 10 SHIELDED, TWISTED PAIR LEADS ARE REQUIRED FOR CONNECTIONS TO THE COMMUNICATIONS INTERFACE MODULES (1K1 OR OPTIONAL 1K5). THE SHIELD SHOULD BE GROUNDED AT THE UNIT CONTROL PANEL END.
- 11 22 AWG SHIELDED COMMUNICATION WIRE EQUIVALENT TO HELIX LF22P0014216 IS RECOMMENDED FOR WIRING TO NEXT UNIT. THE SUM TOTAL OF ALL INTERCONNECTED CABLE SEGMENTS ARE NOT TO EXCEED 4500 FT. CONNECTION TOPOLOGY SHOULD BE DAISY CHAIN. REFER TO BUILDING AUTOMATION SYSTEM (BAS) COMMUNICATION INSTALLATION LITERATURE FOR END OF LINE TERMINATION RESISTOR REQUIREMENTS.
- 12 ALL CUSTOMER SUPPLIED CONTROL CIRCUIT WIRING MUST BE COPPER CONDUCTORS ONLY AND HAVE A MINIMUM INSULATION RATING OF 300V. EXCEPT AS NOTED, ALL CUSTOMER WIRING CONNECTIONS ARE MADE TO CIRCUIT BOARD MOUNTED BOX LUGS WITH A WIRE RANGE OF 14 TO 18 AWG OR TO DIN RAIL MOUNTED SPRING FORCE TERMINALS.

CONTACT RATINGS AND REQUIREMENTS:

- 13 UNIT PROVIDED DRY CONTACTS FOR THE CONDENSER / CHILLED WATER PUMP CONTROL. RELAY CONTACT RATINGS AT 120VAC: 7.2A RESISTIVE, 2.88A PILOT DUTY, OR 1/3 HP, 7.2 FLA. CONTACTS ARE RATED FOR 240VAC, 5A GENERAL PURPOSE DUTY. 1K16 IS NOT PRESENT WITH PUMP PACKAGE OPTION.
- 14 CUSTOMER SUPPLIED CONTACTS FOR ALL LOW VOLTAGE CONNECTIONS MUST BE COMPATABLE WITH DRY CIRCUIT 24VDC FOR A 12mA RESISTIVE LOAD. SILVER OR GOLD PLATED CONTACTS ARE RECOMMENDED.
- 15 TERMINALS 1 & 3 ARE TO BE WIRED TO REPORT % CAPACITY. OUTPUT CONFIGURED 2-10 VDC.
- 16 TERMINALS 2 & 3 ARE TO BE WIRED TO CUSTOMER EXTERNAL CHILLED WATER SETPOINT. INPUT CONFIGURED 2-10 VDC FROM FACTORY. SEE OPERATING INSTRUCTIONS TO CONFIGURE FOR 4-20 mA.
- 17 TERMINALS 5 & 6 ARE TO BE WIRED TO CUSTOMER EXTERNAL DEMAND LIMIT SETPOINT. INPUT CONFIGURED 2-10 VDC FROM FACTORY. SEE OPERATING INSTRUCTIONS TO CONFIGURE FOR 4-20 mA.
- 18 WHEN ICE MAKING OPTION SELECTED, DEFAULT RELAY SETTING WILL BE REPLACED WITH "ICE MAKING COMPLETE" OUTPUT FUNCTION.
- 19 CURRENT TRANSFORMERS 1T11, 1T12, AND 1T13 ARE WIRED TO 1K50 AND ARE LOOSE FOR FIELD INSTALLATION. INSTALLING CONTRACTOR TO LOOP EACH CURRENT TRANSFORMER AROUND INCOMING WIRING IN ACCORDANCE WITH ENERGY METER INSTALLATION INSTRUCTIONS. BE MINDFUL OF PHASING AND THE DIRECTION THE ARROWS ARE POINTING ON THE CURRENT TRANSFORMERS.



Foundation

Provide rigid, non-warping mounting pads or a concrete foundation of sufficient strength and mass to support the applicable operating weight (i.e. including completed piping, and full operating charges of refrigerant, oil and water). The expectation of Trane equipment is that piping is fully supported by an independent structure/system, without being connected to the waterbox. Once in place, the unit must be level within 1/2" across the length and width of the unit. The Trane Company is not responsible for equipment problems resulting from an improperly designed or constructed foundation.

Center of Gravity

Different unit configurations and options may cause a variation in the center of gravity from what is listed in the submittal. Refer to the Installation, Operating and Maintenance manual for specific lifting instructions.

General

Units are leak and pressure tested at 650 psig high side, 495 psig low side, then evacuated and charged. All Air-cooled chillers are factory tested to confirm operation prior to shipment.

Standard power connections include main three phase power to the compressors, condenser fans and control power transformer.

Note: A separate field supplied low voltage power source is required to power the evaporator freeze protection. The evaporator heat trace terminates in the left hand side of the control cabinet behind the low voltage door. Termination points are 1X6-1 and 1X6-2 for the evaporator heat trace.

Unit panels, structural elements and control boxes are constructed of galvanized steel and mounted on a bolted galvanized steel base. Unit panels, control boxes and the structural base are finished with a baked on powder paint.

Anytime water only is present in the evaporator, the Trane Symbio (TM) 800 controller must have flow control of the chilled water system. Flow control can be done either directly or through an input to a building automation system to conduct an action resulting in minimum flow through the chiller evaporator barrel to avoid potentially catastrophic damage to the evaporator due to freezing. If the system has sufficient glycol to protect down to the lowest expected ambient, flow control is optional.

Factory Refrigerant Charge (R454B)

Packaged units ship with a full operating charge of oil and R454B refrigerant.

Compressor and Motor

The unit is equipped with two hermetic, direct-drive, 3600 rpm 60 Hz suction gas-cooled scroll compressors per circuit. The simple design has only three major moving parts and a completely enclosed compression chamber which leads to increased efficiency. Overload protection is internal to the compressors. The compressor includes: centrifugal oil pump, oil level sight glass and oil charging valve. Each compressor will have compressor heaters installed and properly sized to minimize the amount of liquid refrigerant present in the oil sump during off cycles.

Unit-Mounted Starter

The control panel is designed per 60335-2-40 UL. The starter is an across-the-line configuration, factory-mounted and fully pre-wired to the compressor motor and control panel. A factory-installed, factory-wired control power transformer provides all unit power.

A molded case standard interrupting capacity circuit breaker, factory pre-wired with terminal block power connections and equipped with a lockable external operator handle, is available to disconnect the chiller from main power.

Power Connection

Relay board will be provided to notify a Building Automation System of certain events or states of the chiller.

Note: An additional field supplied power connection must be provided to power the programmable relays



TRANE

Unit Name: [blank], Unit Code: [blank]
Prepares: [blank]
Prepared By: [blank]
Unit Tag: [blank]

Quantity: 1
Sales Office: Oklahoma City, Main Office

Unit Controls

All unit controls are housed in an outdoor rated weather tight enclosure with removable plates to allow for customer connection of power wiring and remote interlocks. All controls, including sensors, are factory mounted and tested prior to shipment. Microcomputer controls provide all control functions including startup and shut down, leaving chilled/hot water temperature control, evaporator flow proving, compressor staging and speed control, electronic expansion valve modulation, condenser fan sequencing and speed control, anti-recycle logic, automatic lead/lag compressor starting and load limiting.

The Symbio (TM) 800 unit control module, utilizing Adaptive Control microprocessor, automatically takes action to avoid unit shut-down due to abnormal operating conditions associated with low refrigerant pressure, high condensing pressure. Should the abnormal operating condition continue until a protective limit is violated, the unit will be shut down. Unit protective functions of the Symbio (TM) 800, include loss of chilled water flow, evaporator freezing, loss of refrigerant, low refrigerant pressure, high refrigerant pressure, high compressor motor temperature, and loss of oil to the compressor.

The display is outdoor capable including an UV resistant touchscreen with removable cover.

Remote Communications - BACnet Interface (MS/TP)

BACnet Interface allows the user to easily interface with using BACnet MS/TP via a single twisted-pair wiring to a factory-installed and tested communication board. Provides support for BACnet defined MS/TP protocol as defined by ASHRAE standard 135-2004.

Programmable Relays

Predefined, factory-installed, programmable relays allow the user to select four relay outputs. Available outputs are: Latching alarm (manual reset), Non-latching alarm (auto reset), Alarm, Alarm ckt1, Alarm ckt2, Chiller limit mode, Compressor running, Ckt1 running, Ckt2 running, Warning, Maximum capacity, Evaporator freeze avoidance request, Service request, Ice making status, Refrigerant charge loss detected, Hot water control status and Defrost status

Note: An additional 115V field provided power connection is required to power the programmable relays.

The following hardwire inputs are available: Ice making control. External chilled water setpoint, external demand limit setpoint. Chilled water temperature reset.

Architectural Louvered Panels

Louvered panels cover the complete condensing coil and service area beneath the condenser.

Isolators

Molded elastomeric isolators, sized to reduce vibration transmission to the supporting structure when the unit is installed, ship with the chiller.



WSM MEP, Inc.

PROPOSAL

Client Information

Client: Oklahoma County

Project: Juvenile Justice Center Chiller Replacement

Project Address: 5905 N. Classen Court, Oklahoma City, OK 73102

Phone: 405-713-1489

*Trane Startup
Worksheet 14a*

Scope of Work

WSM MEP shall furnish all labor, materials, equipment, supervision, architectural services, engineering services, and related resources necessary to complete the Juvenile Justice Center Chiller Replacement project, including the following:

Mechanical

- Remove, disconnect, and properly dispose of two (2) existing chillers and associated piping.
- Furnish and install two (2) new 160-ton Trane chillers
- Utilize Trane controls and integrate the new equipment into the existing building automation/control system.
- Provide and install all required hydronic piping, valves, gauges, and accessories.
- Supply and install glycol as required to match the existing system.

Insulation

- Provide all new piping insulation and aluminum jacketing for new piping systems.
- Design and install heat tracing (heat tape) as required.

Electrical

- Provide all electrical work associated with the chiller replacement project.
- Install dedicated electrical circuits for heat tracing systems.
- Complete all power, controls, and equipment connections required for a fully operational system.

Engineering & Design

Provide complete architectural and engineering services by licensed professionals, including:

Mechanical Engineering

- IMEG Engineering
- Shane Wells, P.E.
- Steven Edmondson, Engineer



WSM MEP, Inc.

Electrical Engineering

- Daniel Rick, Electrical Engineer

Architectural Services

- MIDL Architect, LLC
- Cory Miller, Architect

Site Work

- Extend existing fencing as required to accommodate the new chillers.
- Provide all lifting, rigging, and placement services utilizing an OSHA-compliant crane company.

Testing & Balance

- Certified third-party testing and balancing (TAB).
- Startup and operational verification of all installed equipment by manufacturer.

Bonding & Compliance

- Performance Bond included in contract pricing.
- If a Performance Bond is not required, the contract amount may be reduced by **\$16,568.00**.
- All work shall be performed in accordance with applicable state and local codes, regulations, and industry standards.

Contract Price & Terms

Total Contract Price

\$858,788.00

Payment Terms

Invoices are due within **45 days** of the invoice date unless otherwise agreed to in writing.

The contract price includes all labor, materials, equipment, supervision, overhead, and services necessary to complete the scope of work described herein.

Exclusions

The following items are specifically excluded unless otherwise noted:

- Any work not specifically identified within bid documents.



WSM MEP, Inc.

Assumptions

- Work will be performed during normal business hours.
- Any modifications to the scope of work will be addressed through a written change order prior to execution.

Acceptance

By signing below, the Client authorizes WSM MEP to proceed with the work as outlined in this proposal and agrees to the terms and conditions stated herein.

WSM MEP

Authorized Signature: _____

Name / Title: _____

Date: _____

Client

Authorized Signature: _____

Name / Title: _____

Date: _____

Thank you for the opportunity to provide this proposal. We appreciate your consideration and look forward to working with Oklahoma County on this project.

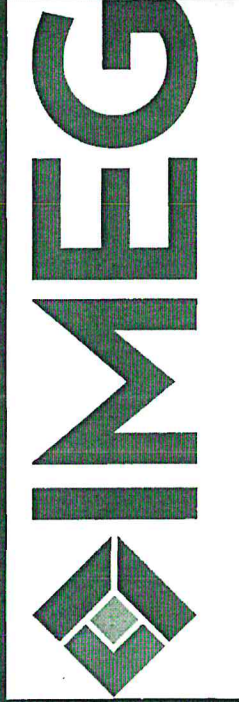
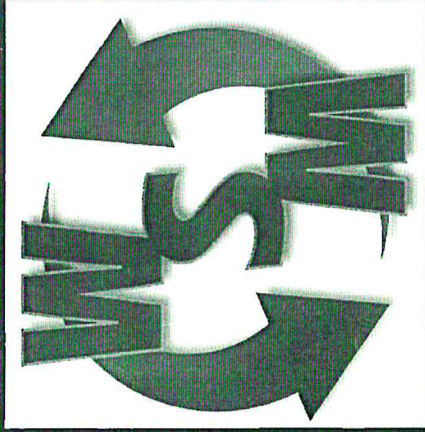
WSM MEP

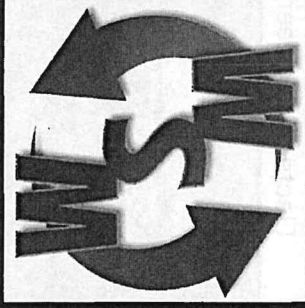
1349 E. Indian Hills Road
Norman, OK 73071

License Number: 048705

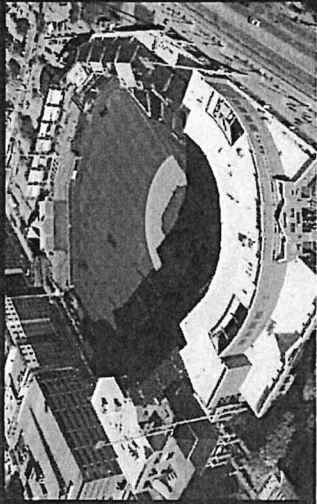
P26285-07-

Design-Build Juvenile Justice Center Chiller Replacement

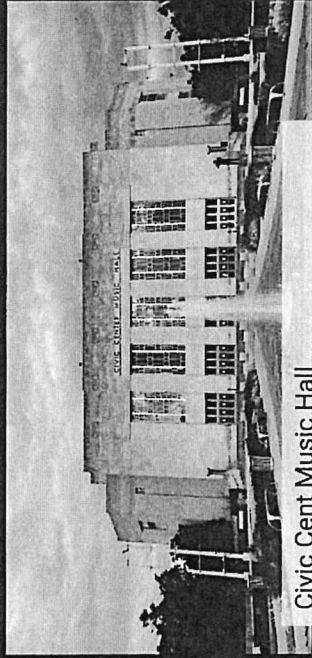




- Family owned for over 80 years
 - Tony Waggoner 3rd Generation Owner – Financial Executive
 - Mike Waggoner 3rd Generation Owner – Operations Executive
- Foundation in OKC Area
- Installed over 1,500 Tons of Cooling Systems in 2025
- Experience in RTU's, Boilers, Chillers, VRF, and Geothermal Systems
- Project Experiences include
 - Bricktown Ballpark – New Chillers, Boilers, and over 30 Air Handling units
 - Civic Center Music Hall – Little Theater Renovation Chill Water and Hydronic Heating
 - Oklahoma Housing Authority – Chiller and Boiler Replacement
- Licenses and Bonding
 - Over 80 Field Employees
 - Over 15 Office/Support Team



Bricktown Ballpark



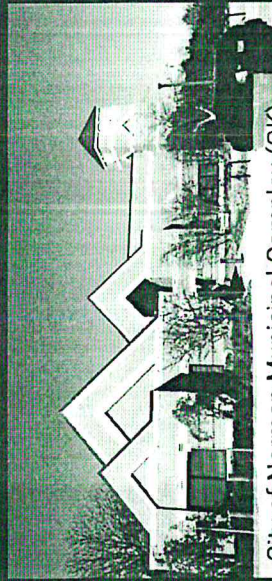
Civic Cent Music Hall



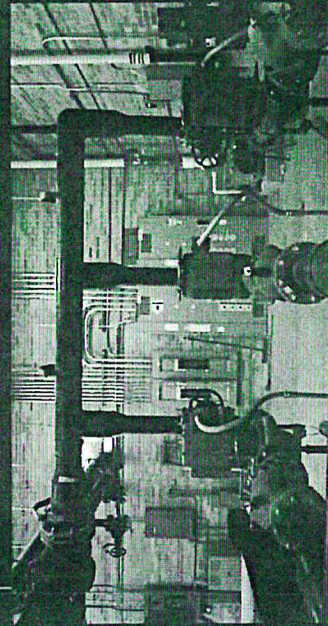
Oklahoma Housing Authority



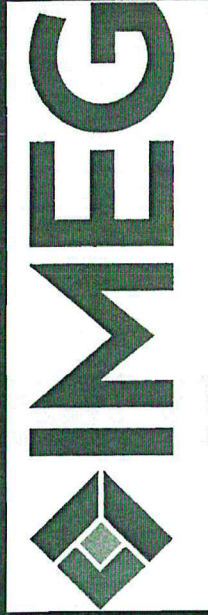
Okmulgee County (OK)



City of Norman Municipal Complex (OK)



Texarkana School District College Hill Middle School (AR)



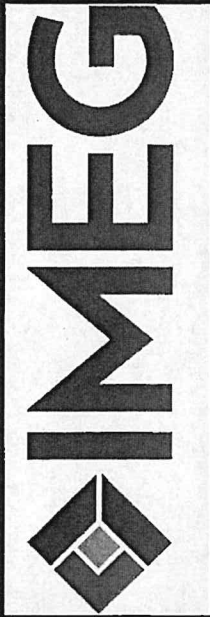
IMEG

Shane Wells, PE
Project Executive

MEP Team

Stephen Edmondson, PE
Mechanical Engineer
Daniel Rizick, PE
Electrical Engineer

13 additional OK based production members



- Top 3 Engineering Firm in U.S. (BD+C)
- 100% Employee-Owned
- Full-service Engineering & Consulting
- 100+ Locations
- 3,000 Team Members
- 650+ Licensed Engineers
- \$524M in Annual Revenue
- #48 / Top 500 Design Firm List (ENR)





Cory S. Miller, AIA, Assoc. DBIA – Principal Architect

- DBIA Associate Design-Build Professional
- OMES-registered Design-Build Consultant
- Over 15-years of facilities maintenance experience

Past Performance

- Oklahoma County 7401 NE 23rd Street D-B Reroof (\$971K)
- Norman Public Schools 2023 HVAC Replacements (\$6.5M)
- Lawton Public Schools Central MS Chiller (\$887K)

MIDL Architects, LLC

200 N University Blvd.

Norman, OK 73069

www.midlarchitects.com



WSM MEP, Inc.

PROPOSAL

Client Information

Client: Oklahoma County
Project: Inmate Inlet Center Chiller Replacement
Project Address: 5905 N. Classen Court, Oklahoma City, OK 73102
Phone: 405-713-1485

Scope of Work

WSM MEP shall furnish all labor, materials, equipment, supervision, and technical services, engineering services and related resources necessary to complete the Inmate Inlet Center Chiller Replacement project, including the following:

Mechanical

- Remove, disconnect, and properly dispose of (a) existing chiller and associated piping
- Furnish and install two (2) new Trane Trane chillers
- Update Trane controls and integrate the new equipment into the existing building automation/control
- Provide and install all required hydronic piping, valves, gauges, and accessories
- Supply and install all electrical as required to match the existing system

Insulation

- Provide all new piping insulation and aluminum backing for new piping systems
- Design and install hvac tracing (heat tape) as required.

Electrical

- Provide all electrical work associated with the chiller replacement project
- Install all electrical control panels for the new chillers
- Complete all project, control, and equipment connections required for a fully operational system

Engineering & Design

Provide complete architectural and engineering services by licensed professionals, including:

Mechanical Engineering

- MEEC Engineering
- Shane White, P.E.
- Steven Edmondson, Engineer

Proposal

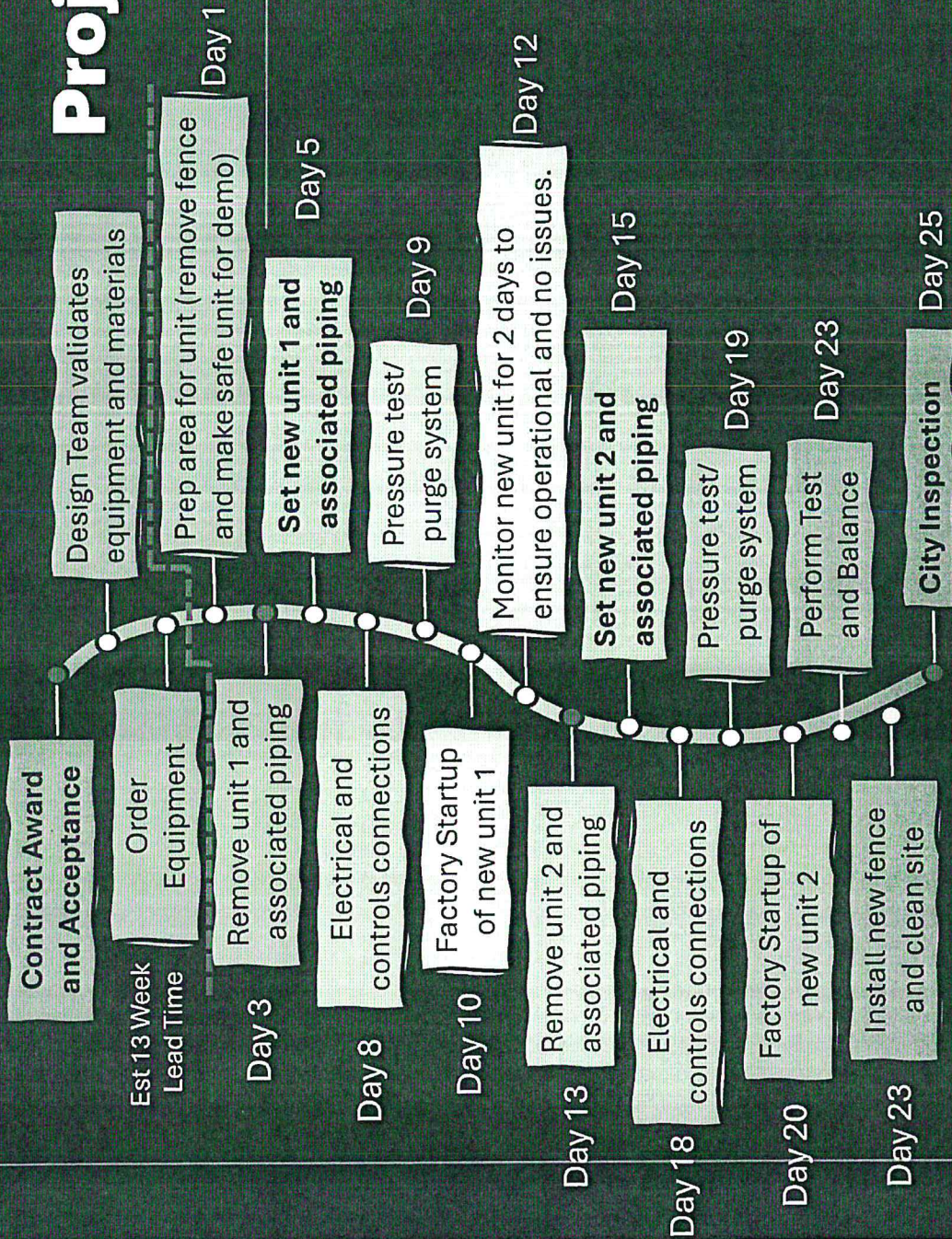
• Scope

- Replace existing chillers, associated piping, electrical and controls at the Oklahoma County Juvenile Justice - 5905 Classen Ct #201, Oklahoma City, OK 73118
- No Down Time to Customer
- Integrated Architect, Engineering and Contractor Team to deliver full-service project.
- Trane Equipment and Controls

• Contract Total

- **\$858,788.00**
- Equipment Lead Time - 13 weeks
- Onsite Duration - 25 Day

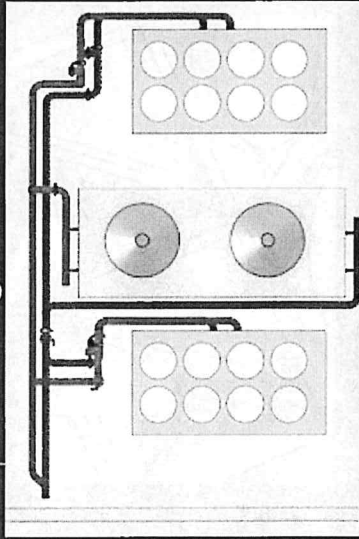
Project Timeline



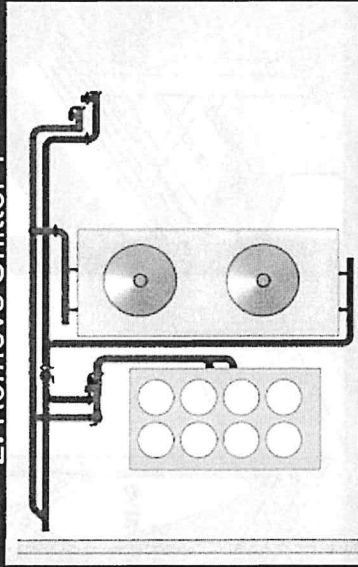
- Estimate Lead Time for Equipment is 13 Weeks
- 10 Days for each unit
- 2 Days between chiller installation to ensure smooth transition
- Close Out and Complete by Day 25

Process

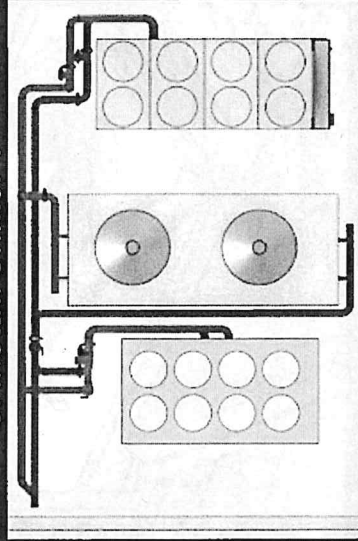
1. Existing



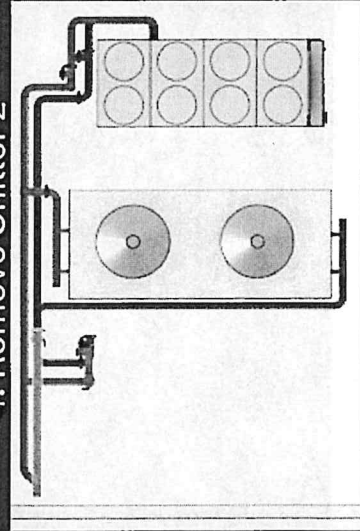
2. Remove Chiller 1



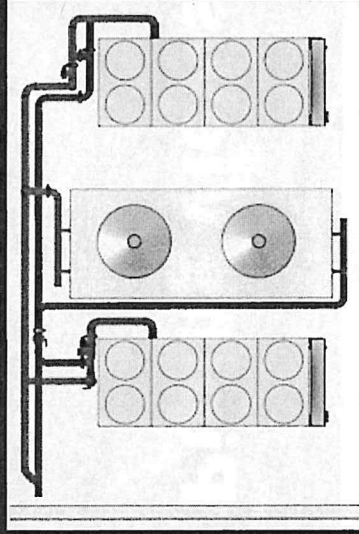
3. Install Chiller 1



4. Remove Chiller 2

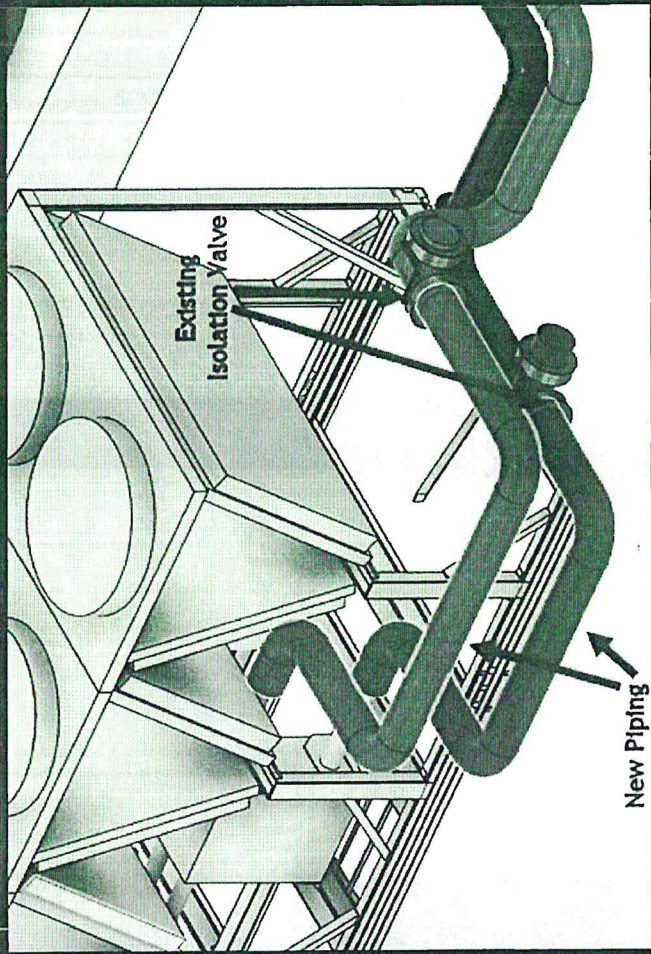


5. Install Chiller 2

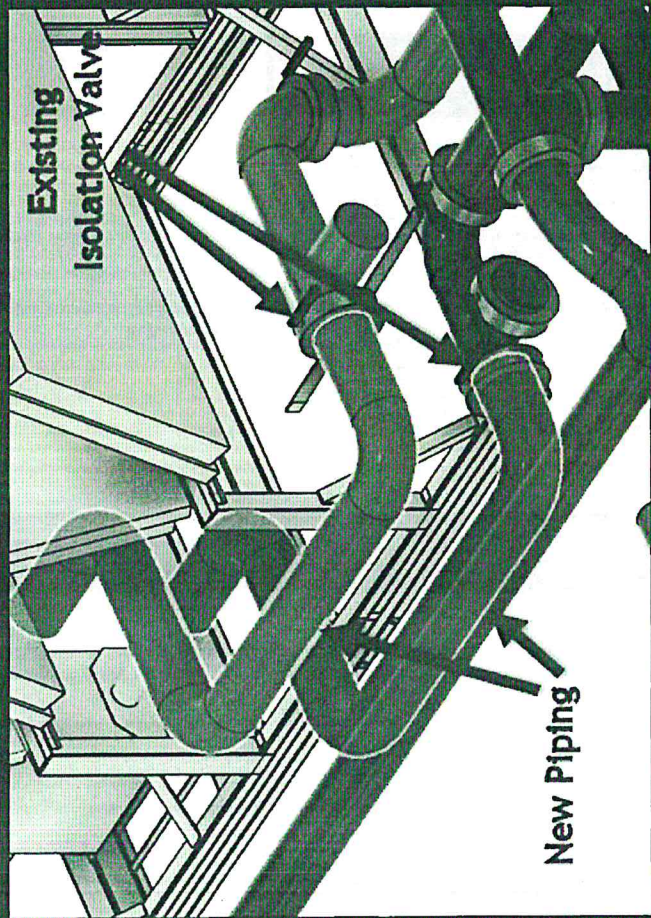


Piping Views

Chiller 1

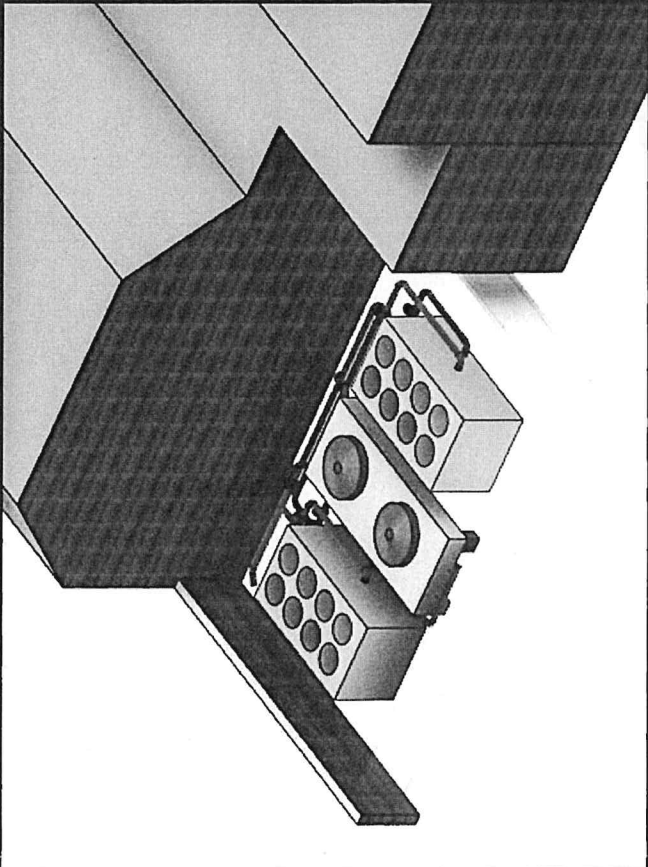


Chiller 2



Questions?

Before



After

