

**SUBJECT:** Award of bid number 25-052B to CGC Services for the contract amount of \$353,270.00 to supply & replace two boilers at Wasilla High School.

**AGENDA OF: October 15, 2024**

**ASSEMBLY ACTION:** Approved under the consent agenda 10/15/24 - BJH

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	<input checked="" type="checkbox"/> <u>          R u s t i n   K r a f f t          </u> <small>Signed by: Rustin Krafft</small>
Public Works Director	<input checked="" type="checkbox"/> <u>          T o m   A d a m s ,   P E          </u> <small>Signed by: Tom Adams</small>
Finance Director	<input checked="" type="checkbox"/> <u>          C h e y e n n e   H e i n d e l          </u> <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	<input checked="" type="checkbox"/> <u>          N i c h o l a s   S p i r o p o u l o s          </u> <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	<input checked="" type="checkbox"/> <u>          M i c h a e l   B r o w n          </u> <small>Signed by: Mike Brown</small>
Borough Clerk	<input checked="" type="checkbox"/> <u>          L o n n i e   M c K e c h n i e          </u> <small>Signed by: Lonnie McKechnie</small>

**ATTACHMENT (S):** Analysis Sheet (1p)  
Scope of Work (3p)

**SUMMARY STATEMENT:** On September 5, 2024, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to supply & replace two boilers at Wasilla High School. Construction Services purchased will support the Public Works Department in assembly district #4. In response to the advertisement, five responsive bids were received. Award recommendation is being made to CGC Services as the lowest responsive and responsible bidder based on Total Bid Amount. The final completion date for this project is April 28, 2025. In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances. The Public Works Department, Project Management Division will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: October 15, 2024

SUBJECT: Award of bid number 25-052B to CGC Services for the contract amount of \$353,270.00 to supply & replace two boilers at Wasilla High School.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$353,270.00	FUNDING SOURCE School Capital Projects
FROM ACCOUNT # 400.000.000 4xx.xxx	PROJECT# 40207-1800-1807
TO ACCOUNT :	PROJECT #
VERIFIED BY:  <input checked="" type="checkbox"/> <u>          L i e s e l W e i l a n d          </u> <small>S i g n e d b y : L i e s e l W e i l a n d</small>	CERTIFIED BY:
DATE: 10/3/2024	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>						

<b>CAPITAL</b>	<b>353.3</b>					
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<b>REVENUE</b>						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	<b>353.3</b>					
<b>TOTAL</b>	<b>353.3</b>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

1 0 / 3 / 2 0 2 4

          C h e y e n n e H e i n d e l          

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

S i g n e d b y : C h e y e n n e H e i n d e l

**BID 25-052B**  
**SECTION III**  
**SCOPE OF WORK**

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The Matanuska-Susitna Borough invites bids from qualified mechanical contractors for the replacement of boilers at Wasilla High School. The base bid is for replacing the existing Burnham V1123 boiler with a new unit, including replacement of the circulation pump, boiler controls, and gas controls and valves. An alternate bid item includes replacing an additional Burnham V1123 boiler along with the associated components and miscellaneous items required for a complete replacement.

**1.01 General**

- A. The contractor shall provide all labor, supervision, equipment, materials, shipping, and incidentals required to provide and install one new natural gas fired boiler and all associated components necessary to receive a manufactures warranty for a complete boiler replacement.
- B. New boilers to be fully integrated into the building's existing DDC system. The system is Siemens Inc.
- C. The contractor is responsible for verifying the existing conditions. The contractor will make all necessary connections, meet all applicable codes, and all permitting required by the City of Wasilla and other authorities having jurisdiction over commercial plumbing and mechanical in the State of Alaska.
- D. The contractor is responsible for the proper removal and disposal of the old boiler and all waste, debris, and excess materials. MSBSD offered the first right of refusal on any spare parts removed from existing boilers before disposal.
- E. The existing pipes will remain for the new boiler system, but it is the contractor's responsibility to adjust existing piping as necessary to complete boiler replacement. Existing boiler stacks can be reused.
- F. Contractor to coordinate with Matanuska-Susitna Borough School District for any utility shutdowns if needed.
- G. The facility is located: 701 E Bogard Rd, Wasilla, AK 99654
- H. Electronic copy (PDF) of submittals will be delivered to the Borough Project Manager for approval.
- I. Bidding Items
  - **Base Bid:** Replacement of one Burnham V1123 boiler, including circulation pump, boiler controls, gas controls, valves, and appurtenances.
  - **Alternate Bid:** Replacement of an additional Burnham V1123 boiler, including all associated components and demolition costs. The same disposal conditions apply.
- J. Commissioning and balancing of the replaced boiler(s) and hydronic system must be completed and documented prior to contract expiration. Provide a commissioning report to the project manager and School District Facilities Maintenance.

## 1.02 Products

- A. The preferred boiler replacement materials are as follows:
- Boiler: Burnham V11, Model: V1123
  - Burner: Power flame Model: CR4-G-25
  - Gas Controls and Valves: Honeywell
  - Circulation Pump: 3 HP, 3 Phase 230v, 237 GPM – TACO or equivalent (Contractor to verify existing pipe size and flange connection)

## 1.03 Delivery, Storage, and Handling

- A. All materials and equipment storage and security are the responsibility of the contractor.
- B. Notify the Borough Project Manager immediately of any material shortages or issues causing delays.

## 1.04 Project Site Conditions

- A. Working Hours: Work will occur during the school year and regular business hours. Contractors may work outside normal hours if necessary to complete the project on time.
- B. Schedule Notification: Provide the MSB Project Manager with the working schedule, including hours, and notify School District Facilities staff at least 24 hours in advance.
- C. Boiler Operation: Isolate existing boiler piping to ensure the operating boiler remains functional during replacement.
- D. Existing Boilers:
- Boiler 1: Leaking due to broken sections
  - Boiler 2: Operating
  - Boiler 3: Out of service
  - Replacement Preference: Replace Boiler 3 first, then Boiler 1 if the alternate bid is awarded.

## 1.05 Clean-Up and Inspection

The project work area shall be free of all equipment, debris, containers, packaging, etc. at the end of each workday. Completion of the contract is subject to commissioning and final inspection.

## 1.06 Proposed Project Schedule

March 28, 2025	Substantial Completion
April 28, 2025	Final Completion

## 1.07 Warranty

One-year warranty on labor, equipment, and materials supplied.

## 1.08 Contract Closing

- A. Inspection: A site inspection and operational check will be conducted with the Borough Project Manager, contractor, and School District maintenance staff.

- B. Documentation: Provide two (2) hard copies and one (1) electronic copy of Operation & Maintenance manuals.
- C. Punch List: All punch list items must be corrected or resolved.
- D. Boiler Identification Reference
  - See attached pictures for boiler identification reference.

END OF THIS SECTION



**MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION**

BID OPENING PRELIMINARY RESULTS

25-052B Wasilla High School Boiler Replacement

<b>BIDDER</b>		CGC Services	Pinnacle Mechanical Inc	Valley Mechanical Contracting
Signed Bid Form		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bid Guarantee		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>BID ITEM</b>	<b>DESCRIPTION</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>
1.	Total Base Bid	<b>\$193,825.00</b>	<b>\$219,361.00</b>	<b>\$204,125.00</b>
2.	Additive Alternate #1	<b>\$159,445.00</b>	<b>\$207,694.00</b>	<b>\$189,125.00</b>
<b>BIDDER</b>		Norcoast Mechanical		
Signed Bid Form		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Bid Guarantee		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>BID ITEM</b>	<b>DESCRIPTION</b>	<b>BID AMOUNT</b>		
1.	Total Base Bid	<b>\$250,749.00</b>		
2.	Additive Alternate #1	<b>\$228,802.00</b>		



**MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION**

BID OPENING PRELIMINARY RESULTS (Continued)

25-052B Wasilla High School Boiler Replacement

		<b>BIDDER</b>	AK Clearwater Mechanical, LLC	NA	NA
Signed Bid Form			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Bid Guarantee			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>BID ITEM</b>	<b>DESCRIPTION</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>	<b>BID AMOUNT</b>
1.	Total Base Bid	<b>\$188,841.00</b>	\$	\$	\$
2.	Additive Alternate #1	<b>\$176,813.00</b>	\$	\$	\$

**RECOMMENDATION:** ALL BIDS ARE TAKEN UNDER ADVISEMENT

Monday, September 30, 2024  
DATE

  
PURCHASING OFFICER

  
PURCHASING REPRESENTATIVE

  
PROJECT MANAGER/WITNESS