

**SUBJECT:** Award of bid number 26-079B to AK Clearwater Mechanical for the contract amount of \$138,840.00 for Snowshoe Elementary School Boiler Replacement.

**AGENDA OF: December 16, 2025**

**ASSEMBLY ACTION:**

Approved under the consent agenda 12/16/25 - EMW

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

| Route To:             | Signature  |
|-----------------------|--|
| Purchasing Officer    | X Rustin Krafft<br><small>Signed by: Rustin Krafft 12/2/2025</small>               |
| Public Works Director | X Tom Adams, P.E.<br><small>Signed by: Tom Adams</small>                           |
| Finance Director      | X Cheyenne Heindel<br><small>Signed by: Cheyenne Heindel</small>                   |
| Borough Attorney      | X Nicholas Spiropoulos<br><small>Signed by: Nicholas Spiropoulos 12/2/2025</small> |
| Borough Manager       | X Michael Brown<br><small>Signed by: Mike Brown 12/2/2025</small>                  |
| Borough Clerk         | X Lonnie McKechnie<br><small>Signed by: Lonnie McKechnie 12/4/2025</small>         |

**ATTACHMENT (S):** Scope of Work (3p)

**SUMMARY STATEMENT:** On October 28, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors for Snowshoe Elementary School Boiler Replacement. Construction Services purchased will support the Public Works Department in assembly district #3.

This project, funded by the MSB on-going deferred maintenance allocation to the Matanuska-Susitna Borough School District (MSBSD), will replace 2 boilers originally installed when the school was constructed in 1979. Installation and direct replacement of the boilers will reduce maintenance costs and improve system reliability. The existing boilers at the Snowshoe facilities are some of the oldest boilers in the school district. The boilers are being replaced with essentially the same type of boilers and updated burner units. Sectional cast iron boilers are the MSBSD preferred heating system, due to their

time-tested reliability and low maintenance.

In response to the advertisement, six bids were received. Award recommendation is being made to AK Clearwater Mechanical as the lowest responsive and responsible bidder based on the Total Bid Amount.

The final completion date for this project is July 10, 2026.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 180 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: December 16, 2025

SUBJECT: Award of bid number 26-079B to AK Clearwater Mechanical for the contract amount of \$138,840.00 for Snowshoe Elementary School Boiler Replacement.

|  |  |
|--|--|
| FISCAL ACTION (TO BE COMPLETED BY FINANCE)   | FISCAL IMPACT <b>YES</b> NO            |
| AMOUNT REQUESTED \$138,840   | FUNDING SOURCE School Capital Projects |
| FROM ACCOUNT # 400.000.000 4xx.xxx   | PROJECT# 40207-1800-1811               |
| TO ACCOUNT :   | PROJECT #                              |
| VERIFIED BY:<br><u>X</u> <u>Liese I Zanto</u><br><small>Signed by: Liese I Zanto</small> | CERTIFIED BY:                          |
| DATE:  | DATE:                                  |

EXPENDITURES/REVENUES: (Thousands of Dollars)

| OPERATING              | FY2026 | FY2027 | FY2028 | FY2029 | FY2030 | FY2031 |
|------------------------|--------|--------|--------|--------|--------|--------|
| Personnel Services     |        |        |        |        |        |        |
| Travel                 |        |        |        |        |        |        |
| Contractual            |        |        |        |        |        |        |
| Supplies               |        |        |        |        |        |        |
| Equipment              |        |        |        |        |        |        |
| Land/Structures        |        |        |        |        |        |        |
| Grants, Claims         |        |        |        |        |        |        |
| Miscellaneous          |        |        |        |        |        |        |
| <b>TOTAL OPERATING</b> |        |        |        |        |        |        |

|                |              |  |  |  |  |  |
|----------------|--------------|--|--|--|--|--|
| <b>CAPITAL</b> | <b>138.8</b> |  |  |  |  |  |
|----------------|--------------|--|--|--|--|--|

|                |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
| <b>REVENUE</b> |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|

FUNDING: (Thousands of Dollars)

|                     |              |  |  |  |  |  |
|---------------------|--------------|--|--|--|--|--|
| General Fund        |              |  |  |  |  |  |
| State/Federal Funds |              |  |  |  |  |  |
| Other               | <b>138.8</b> |  |  |  |  |  |
| <b>TOTAL</b>        | <b>138.8</b> |  |  |  |  |  |

POSITIONS:

|           |  |  |  |  |  |  |
|-----------|--|--|--|--|--|--|
| Full-Time |  |  |  |  |  |  |
| Part-Time |  |  |  |  |  |  |
| Temporary |  |  |  |  |  |  |

ANALYSIS: (Attach a separate page if necessary)

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

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

12/2/2025

X Cheyenne Heindel

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

Signed by: Cheyenne Heindel

**SCOPE OF WORK  
BID 26-079B**

**SNOWSHOE ELEMENTARY SCHOOL BOILER REPLACEMENT**

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The Matanuska-Susitna Borough is requesting bids from qualified mechanical contractors to provide complete boiler replacement services for Snowshoe Elementary School.

The Base Bid includes like-for-like replacement of the two (2) existing boilers with the same make and model currently installed, including new Power Flame burners, required electrical upgrades, and integration of factory boiler and burner flame controls for full functionality. Work also includes coordination of DDC boiler controls with the MSBSD controls contractor, Convergent, to transfer system operations to the new boilers and burners; installation of new gas controls and valves; and all miscellaneous materials and components required for a complete and operational boiler replacement.

**1.01 General**

- A. The contractor shall provide all labor, supervision, equipment, materials, shipping, and incidentals required to furnish and install new natural gas-fired boilers and all associated components necessary to obtain the manufacturer's warranty for a complete system replacement.
- B. The new boilers shall be integrated into the existing building DDC system. The DDC system subcontractor is Convergent.
- C. The contractor is responsible for verifying existing conditions, making all necessary connections, complying with applicable codes, and obtaining all required permits and inspections from the authorities having jurisdiction over commercial plumbing and mechanical work in the State of Alaska.
- D. The contractor shall also be responsible for the proper and safe removal and disposal of the existing boilers, waste, debris, and excess materials. MSBSD shall be offered the first right of refusal for any usable spare parts removed from the existing boilers prior to disposal.
- E. Existing piping will remain in use for the new boiler system; however, the contractor is responsible for modifying existing piping as necessary to accommodate the new boilers for a complete and functional installation. Existing boiler stacks may be reused only if they are in good condition and meet manufacturer's requirements for the new boilers.
- F. The contractor shall coordinate all required utility shutdowns with MSBSD.
- G. The facility is located: 2001 W Fairview Loop, Wasilla, AK 99654
- H. An electronic (PDF) copy of submittals will be delivered to the Borough Project Manager for approval.
- I. The contractor shall provide a detailed project schedule and schedule of values prior to the Pre-Construction Meeting.
- J. Payment applications shall be based on the approved schedule of values and submitted once per month.
- K. Commissioning of the replaced boilers and balancing of the hydronic system for optimal operational performance shall be completed and documented prior to contract expiration. A commissioning report shall be submitted to the Borough Project Manager and MSBSD Facilities Maintenance.

**1.02 Products**

- A. The preferred boiler replacement manufactures are as follows:
  - Burnham Boilers, Model: *See reference below*
  - Burner - Power Flame, Model: *See reference below.*
  - Gas controls and valves – Honeywell

**1.03 Delivery, Storage, and Handling**

- A. All materials and equipment storage and security is the responsibility of the contractor.
- B. The Borough Project Manager shall be notified immediately of any material shortages, shipping issues, or other conditions that may cause delays.

**1.04 Project Site Conditions**

- A. Work will occur during the school year while school is in session, and primarily during regular business hours. Work hours are not restricted, and the contractor may schedule additional hours as needed to ensure timely completion.
- B. The contractor shall isolate existing boiler piping to maintain operation of the remaining active boiler during replacement.
- C. Boiler replacements shall be phased to maintain building heat throughout construction. The first boiler replaced must be fully commissioned, tested, and accepted by the MSBSD Facilities Operations Manager before work begins on the second boiler.

**1.05 Clean-Up and Inspection**

- A. The project area shall be kept free of debris, containers, packaging, and equipment at the end of each workday.
- B. Final completion of the contract is contingent upon successful commissioning, final inspection, and formal acceptance following installation of the second boiler.

**1.06 Proposed Project Schedule**

- Dec 16, 2025 .....Assembly award (assumed)
- Dec 18, 2025 .....Contract signing (assumed)
- Dec 29, 2025 .....NTP (after deliverables)
- To Be Determined .....Pre-con Meeting/Prior to Mobilization
- To Be Determined ..... Material lead time (assumed and reflected in the completion dates)
- June 4, 2026.....Substantial Completion
- July 10, 2026 .....Final Completion

**1.07 Warranty**

- A. A minimum one-year warranty shall be provided on all labor, equipment, and materials supplied under this contract.
- B. Upon completion, the contractor shall provide on-site training for MSBSD maintenance staff on boiler operation, controls, and routine maintenance procedures.

### **1.08 Contract Closing**

- A. A final site inspection and operational check shall be conducted with the Borough Project Manager, contractor, and School District maintenance staff.
- B. Contractor shall provide two (2) hard copies and one (1) electronic copy of all O&M manuals.
- C. All punch list items must be corrected and verified prior to final payment.
- D. Provide one electronic and one hard copy of record drawings reflecting all field changes and final as-built conditions.



**MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION**

BID OPENING PRELIMINARY RESULTS

26-079B Snowshoe Elementary School Boiler Replacement

| <b>BIDDER</b>                 |                    | AK Clearwater Mechanical  | Nodak Electric Construction   | CGC Services  |
|-------------------------------|--------------------|---|---|---|
| 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 |
| Receipt of Addendum – 1, 2, 3 |                    | <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 Bid Amount   | <b>\$138,840.00</b>   | <b>\$246,400.00</b>   | <b>\$149,065.00</b>   |
|                               |                    |   |   |   |
| <b>BIDDER</b>                 |                    | Mechanical Specialists, Inc.  | JGH Plumbing & Heating  | Goertz Construction, Inc.   |
| 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 |
| Receipt of Addendum – 1, 2, 3 |                    | <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 Bid Amount   | <b>\$159,969.00</b>   | <b>\$141,127.00</b>   | <b>\$273,000.00</b>   |

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

Tuesday, November 18, 2025  
DATE

  
PURCHASING OFFICER

  
PURCHASING REPRESENTATIVE

PROJECT MANAGER/WITNESS