

SUBJECT: Award of bid number 25-108B to CGC Services, LLC for the contract amount of \$267,444.00 to supply & replace a boiler at Palmer High School.

AGENDA OF: February 18, 2025

ASSEMBLY ACTION:

Approved under the consent agenda 02/18/25 - EMW

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Officer	<div> <div>X</div> <div>Rustin Krafft</div> <div>2/5/2025</div> <div>Signed by: Rustin Krafft</div> </div>
Public Works Director	<div> <div>X</div> <div>Tom Adams, P.E.</div> <div>2/5/2025</div> <div>Signed by: Tom Adams</div> </div>
Finance Director	<div> <div>X</div> <div>Cheyenne Heindel</div> <div>2/5/2025</div> <div>Signed by: Cheyenne Heindel</div> </div>
Borough Attorney	<div> <div>X</div> <div>Nicholas Spiropoulos</div> <div>2/5/2025</div> <div>Signed by: Nicholas Spiropoulos</div> </div>
Borough Manager	<div> <div>X</div> <div>Michael Brown</div> <div>2/5/2025</div> <div>Signed by: Mike Brown</div> </div>
Borough Clerk	<div> <div>X</div> <div>Lonnie McKeechie</div> <div>2/5/2025</div> <div>Signed by: Lonnie McKeechie</div> </div>

Fiscal Note (1 p)

ATTACHMENT (S) : Analysis Sheet (1p)

Scope of Work (3p)

SUMMARY STATEMENT: On January 10, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to supply and install a replacement boiler for Palmer High school. The school is currently operating on a single boiler installed in 2024. Services purchased will support the Public Works Department in assembly district #2. In response to the advertisement, three 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 September 30, 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, Projects Division will be administering the contract.


RECOMMENDATION OF ADMINISTRATION: Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: February 18, 2025

SUBJECT: Award of bid number 25-108B to CGC Services, LLC for the contract amount of \$267,444.00 to supply & replace a boiler at Palmer High School.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$267,444	FUNDING SOURCE School Capital Projects
FROM ACCOUNT # 400.000.000 4xx.xxx	PROJECT# 40207-1800-1807
TO ACCOUNT :	PROJECT #
VERIFIED BY:  X Liesel Weiland Signed by: Liesel Weiland	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

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

CAPITAL	267.4					
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	267.4					
TOTAL	267.4					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

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 APPROVED BY: X Cheyenne Heindel

 SIGNED BY: Signed by: Cheyenne Heindel DATE: _____



MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION

BID OPENING PRELIMINARY RESULTS

25-108B Palmer High School Boiler Replacement

BIDDER		CGC Services	Mechanical Specialists, Inc.	AK Clearwater Mechanical, LLC
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		<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
BID ITEM	DESCRIPTION	BID AMOUNT	BID AMOUNT	BID AMOUNT
1.	Design, Supply & Install a new Boiler at Palmer High School in accordance with bidding documents.	\$267,444.00	\$382,167.00	\$308,800.00

RECOMMENDATION: ALL BIDS ARE TAKEN UNDER ADVISEMENT

Tuesday, January 28, 2025
DATE

Approved by MSB Purchasing Officer
PURCHASING OFFICER

PURCHASING REPRESENTATIVE

PROJECT MANAGER/WITNESS

**SCOPE OF WORK
BID 25-108B**

PALMER HIGH SCHOOL BOILER REPLACEMENT

The Matanuska-Susitna Borough is requesting bids from interested Mechanical contractors to design, supply and install a replacement boiler for Palmer High school. The school is currently operating a single boiler installed in 2024. The boiler room where the replacement boiler will be located had a non-functional boiler that will need to be removed and discarded. Then replaced with a like and kind boiler.

The design for the replacement boiler will require, but is not limited to, reconnecting the supply and return lines, the gas piping supply manifold, and associated gas equipment. The circulation pump's GMP must be sufficient to prevent return flow from shocking and damaging the new replacement boiler, while also accounting for the existing boiler in the flow calculations. The scope includes demolishing the current boiler exhaust vent and installing a new vent that runs vertically and exits through the roof. Additionally, the lead-lag relationship between the existing boiler and the new replacement boiler must be evaluated and configured to ensure seamless switching between boilers without producing high-temperature differentials that could cause damage. The lead-lag relationship will be controlled by outside temperature, with Boiler #1 (currently installed) set as the lead boiler when outside temperatures are 5°F and below, and Boiler #2 (to be installed) set as the lead boiler when outside temperatures are 5°F and above.

Standard boiler controls and direct digital controls (DDC) must be integrated into the existing DDC system to enable monitoring and control of both boilers. The scope also includes the installation of the already designed chemical pot feeder. Additional details and specifications can be found in the plans included at the end of this document.

General

- A. The contractor shall provide: design, boiler, installation service, 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 tied into existing buildings DDC system. 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, all permitting, and inspections required by the City of Palmer and other authorities having jurisdiction over commercial plumbing and mechanical in the State of Alaska.
- D. The contractor is responsible for proper boiler integration and balancing to the existing boiler systems in the facility.
- E. The existing pipes that are currently on site can be used for the new system if advisable and at the discretion of the awarded contractor for new boiler system, but it is the contractor's responsibility to warranty the used parts if used. The existing exhaust flue will not be used, a new exhaust flue will be installed with the a new boiler.
- F. Contractor to coordinate with MSBSD for any utility shutdowns and provide advance notification for such an event.
- G. The facility is located: 1170 W Bogard Road, Palmer, AK 99645
- H. Electronic copy (PDF) of submittals will be delivered to the Borough Project Manager for approval.
- I. Commissioning of the integrated boiler system will include but not limited to balancing the hydronic system for optimal operational performance and DDC system monitoring and control systems will be completed and documented prior to contract expiration. Commissioning report to be provided to the project manager, and School District Facilities Maintenance.
- J. All materials and executed work is required to meet the MSBSD Design Criteria.

1.02 Products

A. The preferred boiler replacement materials are as follows:

- Burnham
- Burner - Power flame
- Gas controls and valves- Honeywell
- Circulation Pump TACO or equivalent

1.03 Delivery, Storage, and Handling

- ### A. All materials and equipment storage and security are the responsibility of the contractor.
- ### B. The Borough Project Manager will be notified immediately of any material shortages or problems that would cause delays.

1.04 Project Site Conditions

- ### A. The work will be done during the school year, while school is in session, and during regular business hours, but working hours are not restricted and the contractor may work as needed to complete the project in a timely manner. The contractor will need to isolate the existing boiler piping so the operating boiler will still be operational during the work.

Boiler #1 (currently installed one) Burnham Model CW-150A-PF-G packaged gas fired 3-Pass Firetube Glycol / Hot Water Boiler. 6,123 MBH Input. 5,173 MBH Gross Output. 154.5 HP Output. 30 PSIG Rating. Complete with:

- ASME Construction
- Operating Temperature Control
- Manual Reset High Limit
- Manual Reset Low Water Cutoff
- CSD-1 Controls
- Stack Thermometer
- Alarm Bell with Silencing Switch
- 16" Vent Diameter – Rear Outlet Std.
- Locking Quadrant Damper
- Power Flame C Series Natural Gas Burner, Model C5-G-30HTD
 - o Fully Modulating
 - o Siemens LMV51 Mod Package w/AZL Display, MOD BUSS interface, water/air temp sensor
 - o 460/3/60, 7.5 HP
 - o CSD-1, UL
 - o 3" Gas Train
 - o Electrical Terminals for emergency disconnect (by others)
 - o Pre-piped and wired gas train

Boiler #2 (to be replaced) Burnham V1123, Burner Model BCCR4-G-25

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

September 30, 2025	Substantial Completion
December 30, 2025	Final Completion

1.07 Warranty

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

1.08 Contract Closing

1.08.1 Site inspection and operational check will be conducted with the Borough Project Manager, contractor, and School District maintenance staff.

1.08.2 Please provide (2) hard copies and (1) electronic copy of any O & M manuals.

1.08.3 All punch list items will be corrected or resolved.

1.08.4 See attachment 1 pictures for current boiler identification reference.

END OF THIS SECTION