

SUBJECT: Award of bid number 26-078B to Mechanical Specialists, Inc. for the contract amount of \$199,863.00 for Finger Lake Elementary School Boiler Replacement.

AGENDA OF: December 16, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	<div>11/24/2025</div> <div>X Rustin Krafft</div> <div>Signed by: Rustin Krafft</div>
Public Works Director	<div>RECOVERABLE SIGNATURE</div> <div>X Tom Adams, P.E.</div> <div>Signed by: Tom Adams</div>
Finance Director	<div>RECOVERABLE SIGNATURE</div> <div>X Cheyenne Heindel</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>11/25/2025</div> <div>X Shannon Bodolay</div> <div>Signed by: Shannon Bodolay</div>
Borough Manager	<div>11/25/2025</div> <div>X Michael Brown</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>11/25/2025</div> <div>X Lonnie McKechnie</div> <div>Signed by: Lonnie McKechnie</div>

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

SUMMARY STATEMENT: On October 27, 2025, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to provide complete boiler replacement services for Finger Lake Elementary school. Construction Services purchased will support the Public Works Department in assembly district #4.

The Base Bid includes a like-for-like replacement of the existing boilers with the same make and model currently installed. Work includes new burners, required electrical upgrades, integration of factory boiler and burner flame controls for full functionality, and coordination of DDC boiler controls coordination with the MSBSD controls contractor Convergent to transfer system operations to the new boilers and burners. The work also includes new gas controls and valves, pipe insulation,

and all miscellaneous items required for a complete and functional boiler replacement.

Two Additive Alternates awarded include:

1. Flue replacement

2. Day tank replacement and fuel oil system maintenance

In response to the advertisement, five bids were received. Award recommendation is being made to Mechanical Specialists, Inc. as the lowest responsive and responsible bidder based on the lowest Total Base Bid and selected Alternates One and Two.

The final completion date for this project is May 28, 2026.

Funding for this project

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, Construction 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 26-078B to Mechanical Specialists, Inc. for the contract amount of \$199,863.00 for Finger Lake Elementary School Boiler Replacement.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$199,863	FUNDING SOURCE School Capital Projects
FROM ACCOUNT # 400.000.000 4xx.xxx	PROJECT# 40207
TO ACCOUNT :	PROJECT #
VERIFIED BY: <div style="text-align: right;">1 1 / 2 4 / 2 0 2 5</div> <div style="text-align: center;">X <u>L i e s e l Z a n t o</u> <small>S i g n e d b y : L i e s e l Z a n t o</small></div>	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						
TOTAL OPERATING						

CAPITAL	199.8					
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	199.8					
TOTAL	199.8					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____



Recoverable Signature

X

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

APPROVED BY: _____ DATE: _____

Signed by: C h e y e n n e H e i n d e l

**SCOPE OF WORK
BID 26-078B**

FINGER LAKE ELEMENTARY SCHOOL BOILER REPLACEMENT

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

The Base Bid includes a like-for-like replacement of the existing boilers with the same make and model currently installed. Work includes new burners, required electrical upgrades, integration of factory boiler and burner flame controls for full functionality, and coordination of DDC boiler controls coordination with the MSBSD controls contractor Convergent to transfer system operations to the new boilers and burners. The work also includes new gas controls and valves, pipe insulation, and all miscellaneous items required for a complete and functional boiler replacement.

Two Additive Alternates are included:

1. Flue replacement
2. Day tank replacement and fuel oil system maintenance

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 a manufacturer's warranty for a complete boiler 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 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 boilers; however, the contractor is responsible for modifying existing piping as necessary to accommodate the replacement units. Existing boiler stacks may be reused only if they are in good condition and meet the manufacturer's requirements for the new boilers.
- F. The contractor shall coordinate all required utility shutdowns with MSBSD.
- G. Project Location: 5981 East Eek Street, Wasilla, Alaska 99654
- H. An electronic (PDF) copy of all 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. The contractor shall submit a work and phasing plan outlining sequencing, and isolation methods prior to demolition.

- K. The contractor shall coordinate with MSBSD Facilities and Borough Project Manager to minimize disruption to school operations. Any work requiring shutdowns or disruptive noise shall be scheduled outside of instructional hours when feasible.
- L. The contractor shall update the project schedule monthly and submit progress updates with each pay application.
- M. Payment applications shall be based on the approved schedule of values and submitted no more than once per month.
- N. Commissioning of the replaced boilers and balancing of the hydronic system for optimal 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:
 - Well-McLain , Model: *See reference below*
 - Burner – Well McLain duel fuel: *See reference below.*
 - Gas controls and valves – Honeywell

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 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. The contractor shall coordinate working hours and schedule with the Borough Project Manager.
- 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 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, 2025Assembly Award (tentative)
Dec. 18, 2025Contract signing (tentative)
Dec. 29, 2025Notice to Proceed (after deliverables)
To Be DeterminedPre-Construction Meeting/Prior to Mobilization
To Be DeterminedMaterial lead time (assumed and reflected in the completion dates)
April 28, 2026Substantial Completion
May 28, 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 Operations & Maintenance (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.

26-078B Finger Lake Elementary School Boiler Replacement Detailed Bid Analysis					
Vendor Name	Alaska Clearwater Mechanical	CGC Services	Goertz Construction, Inc.	JGH Plumbing & Heating	Mechanical Specialists, Inc.
Line Item Description					
Base Bid - Complete boiler replacement	\$147,660.00	\$168,773.00	\$240,569.00	\$164,000.00	\$145,092.00
Add. Alt. 1 - Flue Replacement	\$65,941.00	\$29,355.00	\$54,985.00	\$18,000.00	\$23,524.00
Add. Alt. 2 - Day tank replacement and fuel oil system maintenance	\$40,896.00	\$36,775.00	\$36,024.00	\$19,400.00	\$31,247.00
Total	\$254,497.00	\$234,903.00	\$331,578.00	\$201,400.00	\$199,863.00