



# City of Grand Island

Tuesday, April 13, 2021

Council Session

## Item G-17

**#2021-86 - Approving Bid Award for Architectural Services Design  
HVAC at Grand Island Public Library**

Staff Contact: Celine Swan

# Council Agenda Memo

**From:** Celine Swan, Library Director

**Meeting:** April 13, 2021

**Subject:** Approving Bid Award for Architectural Services Design HVAC at Grand Island Public Library

**Presenter(s):** Celine Swan, Library Director

## Background

The existing mechanical system from the original 1973 structure serving the Grand Island Public Library was evaluated during the renovation by Clark Enersen. They found that for cooling the 1973 Trane Chiller has had several maintenance items in recent years and is of primary concern for catastrophic failure. The expectancy of a chiller is expected to be 20 years and the chiller has more than exceeded its usability for the library. The unit utilizes R22 refrigerant which was set to be 100% phased out of production by January 1, 2020. The air handler had a coil that was designed to supplement cooling thru the use of the water well, the coil began to leak excessively and has been isolated. A water well located within the basement, pumps well water through the equipment to provide cooling before discharging to storm. The condition of the water well is unknown and the quality of the water has over time deteriorated the condition of the equipment it serves.

The items that will have a significant impact to library operations if they were to fail are as follows:

1. Trane Chiller Failure
2. Domestic Water Well Failure
3. AHU Chilled Water Coil Leak
4. Air Handler Supply and Return Fan Failure
5. Hydronic Chilled Water Pump Failure

## Discussion

Specifications for the Architectural Services-Design HVAC were advertised and issued for bid in accordance with City Purchasing Code. Bids were publicly opened on March 31, 2021.

Bidder	Bid Price
Prochaska & Associates – Omaha, Nebraska	\$ 50,000.00 + 5.75 % of construction bid fee
Clark & Enersen – Lincoln, Nebraska	\$ 51,500.00 + 6.5 % of construction bid fee
Engineering Technologies Inc. ETI – Lincoln, Nebraska	\$ 68,400.00 + 9.5 % of construction bid fee

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council award the contract for the Architectural Services-Design HVAC to Prochaska & Associates of Omaha, Nebraska as the low responsive bidder, with a bid in the amount of \$50,000.00 + 5.75 % of construction bid fee.

### **Sample Motion**

Move to approve the bid in the amount of \$50,000.00 + 5.75 % of construction bid fee from Prochaska & Associates of Omaha, Nebraska, for the Architectural Services-Design of HVAC for the Grand Island Public Library.



Stacy Nonhof, Purchasing Agent

*Working Together for a  
Better Tomorrow, Today*

**REQUEST FOR PROPOSAL  
FOR  
ARCHITECTURAL SERVICES – DESIGN HVAC AT LIBRARY**

**RFP DUE DATE:** March 31, 2021 at 4:00 p.m.

**DEPARTMENT:** Library

**PUBLICATION DATE:** March 10, 2021

**NO. POTENTIAL BIDDERS:** 1

**PROPOSALS RECEIVED**

**Engineering Technologies, Inc.**  
Lincoln, NE

**Prochaska & Associates**  
Omaha, NE

**Clark & Enersen, Inc.**  
Lincoln, NE

cc: Celine Swan, Library Director  
Jerry Janulewicz, City Administrator

Stacy Nonhof, Purchasing Agent  
Patrick Brown, Finance Director

**P2263**

RESOLUTION 2021-87

WHEREAS, the City of Grand Island invited sealed bids for Architectural Services-Design HVAC, according to plans and specifications on file with the City of Grand Island; and

WHEREAS, on March 31, 2021, bids were received, opened and reviewed; and

WHEREAS, Prochaska & Associates of Omaha, Nebraska, submitted a bid in accordance with the terms of the advertisement of bids and plans and specifications and all other statutory requirements contained therein, such bid being in the amount of \$50,000.00 + 5.75 % of construction bid fee.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Prochaska & Associates in the amount of \$50,000.00 + 5.75 % of construction bid fee for Architectural Services-Design HVAC, is hereby approved as the lowest responsible bid.

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Adopted by the City Council of the City of Grand Island, Nebraska, April 13, 2021.

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Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☒ _____
April 9, 2021	☒ City Attorney