



City of Grand Island

Tuesday, July 27, 2021

Council Session

Item G-9

#2021-172 - Approving Bid Award for Edith Abbott Memorial Library – Air Handler Replacement

Staff Contact: Celine Swan

Council Agenda Memo

From: Celine Swan, Library Director

Meeting: July 27, 2021

Subject: Approving Bid Award for Air Handler Replacement at Edith Abbott Memorial Library

Presenter(s): Celine Swan, Library Director

Background

The existing mechanical system from the original 1973 structure 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 20 years and it has more than exceeded its usability for the library.

Prochaska and Associates from Omaha, NE have found the Air Handler Replacement involves a variety of mechanical work. The main component of the work is the replacement of the existing 34,000 CFM, 40 HP multi-zone air handling unit and its associated 32,000 CFM, 20 return fan. These units are located in the basement mechanical room. Heating is provided by hot water boilers. Cooling is provided by a 40 ton water cooled chiller and chilled water pump. The condenser water for the chiller is provided by a 100 GPM well and pump. The condenser water is dumped to the drain.

The existing units will be replaced by an 18,000 CFM VAV Air Handling Unit and associated return fan. The chiller and chiller pump will be removed, the well decommissioned with all associated piping and equipment also removed. New exterior mounted, air-cooled Variable Refrigerant Flow (VFR) Heat Pumps will provide cooling. The outdoor, relief, return, and supply air ductwork located in the basement mechanical room will be reconfigured, with new Variable Air Volume (VAV) boxes with hot water reheat coils serving the existing Library zones. Other work required for the project included expanding the existing DDC control system for the new equipment, as well as replacing 45 existing floor grilles with new floor grilles of matching sizes.

Critical issues of this project involve maintaining continuous operation of the Library, along with minimal disruption of interior temperature conditions during the replacement of the equipment.

Discussion

Specifications for Air Handler Replacement were advertised for bid in accordance with City Purchasing Code. Bids were publically opened on June 23, 2021.

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 Air Handler Replacement to Jerry's Sheet Metal of Grand Island, Nebraska as the only responsive bidder, under estimate with a bid in the amount of \$667,200.00.

Sample Motion

Move to approve the bid in the amount of \$667,200.00 from Jerry's Sheet Metal of Grand Island, Nebraska, for the Air Handler Replacement for the Edith Abbott Memorial Library/Grand Island Public Library.

INTEROFFICE MEMORANDUM



Stacy Nonhof, Purchasing Agent

*Working Together for a
Better Tomorrow, Today*

BID OPENING

BID OPENING DATE: July 14, 2021 at 2:00 p.m.
FOR: Edith Abbott Memorial Library – Air Handler Replacement
DEPARTMENT: Library
ESTIMATE: \$685,000.00
PUBLICATION DATE: June 23, 2021
NO. POTENTIAL BIDDERS: 6

SUMMARY

Bidder: Jerry’s Sheet Metal
Grand Island, NE
Bid Security: Universal Surety Co.
Exceptions: None
Bid Price: \$667,200.00

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

Stacy Nonhof, Purchasing Agent
Patrick Brown, Finance Director

P2291

RESOLUTION 2021-172

WHEREAS, the City of Grand Island invited sealed bids for Air Handler Replacement for HVAC for the Edith Abbott Memorial Library, according to plans and specifications on file with the City of Grand Island; and

WHEREAS, on July 14, 2021, bids were received, opened and reviewed; and

WHEREAS, Jerry's Sheet Metal of Grand Island, 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 \$667,200.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the bid of Jerry's Sheet Metal of Grand Island, Nebraska for bid price of \$667,200.00 for Air Handler Replacement of HVAC for the Edith Abbott Memorial Library, is hereby approved as the lowest responsible bid.

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Adopted by the City Council of the City of Grand Island, Nebraska, July 27, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 23, 2021	☐ City Attorney