

City of Scottsbluff, Nebraska

Monday, July 17, 2023

Regular Meeting

Item Bids1

Council to discuss and consider action on the proposal from Johnson Controls, Inc. in the amount of \$311,700 to replace the cooling tower at the Library.

Staff Contact: Kevin Spencer, City Manager



July 11, 2023

Honorable Mayor and City Council
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

RE: Library Cooling Tower Replacement

Dear Mayor and City Council:

The Library HVAC system has been in disrepair for some time. With some significant effort, the library staff has been able to keep the system somewhat functional, however, it is not efficient as well as economical. A cooling tower replacement bid package was put together and bid on November 29, 2022. However, no bids were received. All local contractors in the area were aware of the project and after some discussions following the opening date, it was determined that the project was too big for most local contractors or contractors were too busy to consider it.

Johnson Controls was one of the contractors on the bidders list of the letting however, was too busy at the time to consider it.

The proposal process was then discussed with the City Attorney and it has been determined that we could in fact, enter into negotiations with a single contractor as long as:

- 1) They showed interest with the initial bid letting
- 2) Their end proposal was less than the original Engineers estimate

Local contractors on the original bidders list were contacted, however, no interest was generated in providing a cost for the project.

We have received Johnson Controls proposal to complete the project (see attached).

	<u>Total Bid</u>
Johnson Controls, Cheyenne, WY	\$311,700.00
Engineer's Estimate	\$400,000.00

The Engineer's Estimate was based on similar projects bid in the area with the help of the Mechanical Engineer.

Because the proposal wasn't provided on the original bid package, following award of the proposal, MCS will put together contracts following the original bid requirements and provide it for signature to the Mayor and Council.

Sincerely,

FOR THE FIRM OF
M.C. SCHAFF & ASSOCIATES, INC.

David Schaff, P.E.

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Date: June 30, 2023
Project: Scottsbluff Library CT Replacement
To: Dave Schaff

Johnson Controls is pleased to offer the following pricing for the above-mentioned project based on the following scope of work:

- Shutdown, lock-out and tag-out, disconnect, remove and dispose of existing cooling tower
- Supply and install one new cooling tower per cooling tower schedule, per sheet M5.1
 - Accessories to include: integral controls, VFD with disconnect, entering and leaving fluid temperature sensors, water control valves
- Supply and install new cooling water piping from the new cooling tower into the existing cooling water supply and return piping in mechanical room
- Supply and install necessary insulation for new cooling water piping installed under this project
- Provide structural steel additions to roof per sheet S1.0 to support weight of new cooling tower
- Electrical work to include:
 - Remove existing CT disconnect on roof, conduit and conductors back to existing HA panel adjacent to mechanical room
 - Remove and salvage existing convenience receptacle and circuit – to be reinstalled at new unit
 - Remove existing 20A/30P currently serving CT-1 and replace with new 50A/3P circuit breaker, conduit and conductors back to new unit single point power connection
 - Tie in new cooling tower into existing Honeywell controls system by Engineered Controls

Clarifications:

- Existing cooling tower to be remove in its entirety per MD1.1
- Existing pump starters to remain per MD1.1
- 2 Existing HWP-VFD's to remain per MD1.1
- Work schedule to be determined by lead time of cooling tower which is tentatively 24 weeks out
- Pricing is based on all work being performed during Monday-Friday, 8 AM – 6 PM
- Assume use of building parking, restrooms, and general facilities
- Adherence to Johnson Controls safety standards

Exclusions:

- Any temporary cooling, heating or power for the execution of this work or during the execution of this work is excluded
- Any upgrades or modifications to the existing electrical service outside of the items noted above
- Any asbestos testing or abatement
- Any engineering or engineered drawings other than the ones mentioned above
- Any interior or exterior painting
- Any modifications or repair to the roofing
- Any labor or materials not specifically addressed in the above scope of work

Pricing Summary:

Replacement of cooling tower and additional scope noted above \$311,700.00