

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
OCTOBER 2, 2018 AGENDA

Subject:	Type:	Submitted By:
AUTHORIZE PURCHASE OF HIGH-EFFICIENCY BOILER AT POLICE STATION	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JEFF SIEBELS BUILDING TECHNICIAN

SYNOPSIS

A resolution has been prepared to authorize the purchase of a new 1,000,000 BTU modular high-efficiency boiler from Grunwald Mechanical Contractors & Engineers, Omaha, NE, to replace two failed units at the Police Station in an amount not to exceed \$57,715.

FISCAL IMPACT

The FY19 & FY20 Biennial Budget contains funding for emergency repairs such as this.

RECOMMENDATION

Approval.

BACKGROUND

The police station, built in 2003, utilizes (2) 375,000 BTU boilers that were installed during initial construction to heat the facility. Currently, one of the boilers has failed and is leaking. New boiler regulations require additional spacing when replacing the units, and the existing space is not adequate to house two boilers. As a result, it is necessary to replace the two existing boilers with a single modular boiler.

Engineer recommendations included seeking bids on a single modular high efficiency boiler. The bids also include removal of the old equipment and retrofitting a new boiler to include a housekeeping pad extension and new piping/valves to hook to the existing system. Glycol removal & disposal and modifications to the existing building control system were also included.

The following bids were obtained:

- Grunwald Mechanical - \$52,725 with isolation valve installation plus \$4,990 for the glycol flush and water fill. (\$57,715 total)
- MMC Mechanical - \$52,750 that included reusing the old glycol that is no longer allowed in systems that vent to the sewer and no isolation valves. Water could be substituted, but not flushing.
- Prairie Mechanical - \$59,950
- American Boiler - \$61,856

Staff recommends awarding the bid to Grunwald Mechanical as their bid was the most comprehensive, and they service boilers in other city facilities.

RESOLUTION NO. ____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, AUTHORIZING THE PURCHASE OF A HIGH EFFICIENCY BOILER FOR THE POLICE STATION FROM GRUNWALD MECHANICAL CONTRACTORS & ENGINEERS, OMAHA, NEBRASKA, IN AN AMOUNT NOT TO EXCEED \$57,715.00.

WHEREAS, the City Council of the City of La Vista has determined that the purchase of the equipment is necessary; and

WHEREAS, the FY18/19 Biennial Budget provides funding for the proposed purchase; and

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the city administrator secure Council approval prior to authorizing any purchase over \$5,000.00;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista, Nebraska, do hereby authorize the purchase of a high efficiency boiler from Grunwald Mechanical Contractors & Engineers, Omaha, Nebraska, in an amount not to exceed \$57,715.00.

PASSED AND APPROVED THIS 2ND DAY OF OCTOBER, 2018.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

GRUNWALD

MECHANICAL CONTRACTORS & ENGINEERS



Plumbing



Heating



Air Conditioning



Design Build

9/14/2018

City Of LaVista c/o Mr. Jeff Siebels
9900 Portal Road
LaVista, Nebraska 68128

Re: 7701 So. 96th Street LaVista Police Department Boiler Replacement Quote

We have prepared a quote for the above listed project. We propose to furnish and install the below listed items.

Remove 2 Existing Triad Boilers and Install 1 New Riello AR-1000 Boiler.....\$52,725.00

Inclusions to Our Quotation:

- ❖ Demolition Of 2 Existing Boilers, Piping & Flues As Necessary
- ❖ Furnish & Install 1 New Riello AR-1000 96.1% High Efficient Boiler With Redundancy
 - 1,000,000 BTUH Input With Redundancy
 - 250,000 Additional BTUH Input Than Existing Boilers
- ❖ 2 Week Installation Time
- ❖ Furnish and Install Piping, Valves and Fittings For System Operations
- ❖ Gas Piping As Required
- ❖ New Flue Piping Routed Up Through Roof
- ❖ Additional Heating Water Isolation Valves
- ❖ Concrete Housekeeping Pad Extension If Required
- ❖ Electrical Wiring As Required
- ❖ Control Work As Required To Tie Into Existing System & Upgrade Boilers To Structureware
- ❖ Insulation Of New Piping
- ❖ Regular Working Hours
- ❖ Start Up
- ❖ Permits

Exclusions to Our Quotation:

- ❖ Any & All Overtime
- ❖ Any & All Fire Suppression Work
- ❖ Any & All Painting
- ❖ Bond
- ❖ Taxes

Remove 2 Existing Triad Boilers and Install 2 New High Efficient Boilers.....\$54,322.00

Inclusions to Our Quotation:

- ❖ Demolition Of 2 Existing Boilers, Piping & Flues As Necessary
- ❖ Furnish & Install 2 New 95%-98% High Efficient Boilers
 - 800,000 BTUH Input (2 Boilers @ 399,999 BTUH Each)
 - 50,000 Additional BTUH Input Than Existing Boilers

8720 F Street Omaha, Nebraska 68127
Phone 402-342-1911 "Since 1899" Fax 402-342-5862

GRUNWALD

MECHANICAL CONTRACTORS & ENGINEERS



Plumbing



Heating



Air Conditioning



Design Build

- ❖ 2 Week Installation Time
- ❖ Furnish and Install Piping, Valves and Fittings For System Operations
- ❖ Gas Piping As Required
- ❖ Regular Working Hours
- ❖ Electrical Wiring As Required
- ❖ Control Work As Required To Tie Into Existing System Upgrade Boilers To Structureware
- ❖ Permits

Exclusions to Our Quotation:

- ❖ Any & All Overtime
- ❖ Any & All Fire Suppression Work
- ❖ Any & All Painting
- ❖ Bond
- ❖ Taxes

Thank you for the opportunity to quote the above project. If I can be of further assistance or can answer any questions regarding the above or any other project please don't hesitate to call me at (402) 342-1911

Sincerely,

Grunwald Mechanical Contractors & Engineers

Steven E. Bena, P.E.

President

GRUNWALD

MECHANICAL CONTRACTORS & ENGINEERS



Plumbing



Heating



Air Conditioning



Design Build

9/14/2018

City Of LaVista c/o Mr. Jeff Siebels
9900 Portal Road
LaVista, Nebraska 68128

Re: 7701 So. 96th Street LaVista Police Department Glycol Flush Quote

We have prepared a quote for the above listed project. We propose to furnish and install the below listed items.

Flush Ethylene Glycol From System & Fill With 30% Propylene Glycol.....\$12,552.00

- Quote Includes Up To 550 Gallons Of 30% Propylene Glycol & DI Water
- Disposal Of Environmental Unsafe Ethylene Glycol
- Regular Working Hours

Flush Ethylene Glycol From System & Fill With Water.....\$4,990.00

- Disposal Of Environmental Unsafe Ethylene Glycol
- Excludes System Chemicals
- Regular Working Hours

Thank you for the opportunity to quote the above project. If I can be of further assistance or can answer any questions regarding the above or any other project please don't hesitate to call me at (402) 342-1911

Sincerely,

Grunwald Mechanical Contractors & Engineers

Steven E. Bena, P.E.
President



PROPOSAL

City of La Vista
8116 Park View Blvd
La Vista, NE 68128

Date: September 25, 2018
Quote: 183-126
Project: Boiler Change

Thank you for the opportunity to provide this proposal for the above referenced project. Under this proposal we will provide the necessary labor and material to perform the work described below.

Scope of Work:

- Provide Labor and Materials to Replace Boilers at the City of La Vista Police Station
- Provide Labor and Materials to Disconnect Electrical
- Provide Labor and Materials to Disconnect Natural Gas
- Provide Labor and Materials to Disconnect the Flue
- Provide Labor and Materials to Demo Existing Boilers in Mechanical Room
- Provide Disposal of Existing Boilers per EPA Standards
- Provide Labor and Materials to Install Riello AR-1000 High Efficiency Condensing Boiler
- Provide Labor and Materials to set new Boiler on Expanded Concrete House Keeping Pad
- Provide Labor and Materials to Re-Connect Electrical and Gas
- Installation of Flue Piping and Combustion Air Piping
- Provide Labor and Materials to Piping both Supply and Return Piping
- Provide Labor and Materials to Fill and Vent System
- Provide Labor and Materials to Insulate new Piping
- Controls to connect in the Existing BMS
- Permits and State Boiler Notification
- Startup equipment and check for proper operation

Total price including labor and materials.....\$52,750.00

Alternate #1 : The following solution is to remove three types of air which results in system corrosion and remove "dirt" found circulating in the system. This is achieved by using the existing air separator and filling it with SweepCLEAR patented media.

Please add.....\$6,575.00

Alternate #2: Provide labor and Materials to remove the existing Ethylene glycol and replace with Propylene glycol. Flush and Refill system.

Please add.....\$9,045.00

Exclusions:

Overtime labor

Chemicals, and Water Testing

Applicable state, local or use tax

Sincerely,

Adam Nielsen

Adam Nielsen
Service Sales Executive
Cell: (402) 215-2202

ACCEPTED BY: _____ DATE: _____

PROPOSAL SUBJECT TO CHANGE AFTER 30 DAYS



City of LaVista

TO: Jeff Siebels
City of LaVista
9900 Portal Road
LaVista, NE. 68128

DATE: September 21, 2018

PHONE: 402-690-5555

PROJECT: Boiler Replacement at 7701
South 96th Street

QUOTE: MH092118-1

We propose to furnish the materials and labor to perform the work described below for the following scope and pricing:

Scope & Pricing:

Base Bid: Install new Riello AR-1000, High Efficiency Condensing Boiler

- Remove existing ethylene glycol from system and dispose of properly
- Remove existing 2- Triad boilers and remove from sight
- Install new Reillo boilers per codes
- Install 2 new isolation valves to isolate boiler from main loop
- Vent new boiler using 6" CPVC thru roof (remove old vent piping)
- Electrical reconnect for boiler included in cost
- Reconnect of controls (control Masters) the cost of \$6,075.00 included in pricing
- Increase pad size for new boiler
- Refill system with city water
- Permits as required
- Start-up boiler and verify operation

Price for labor, materials and Applicable Tax.....\$59,950.00

Option 1: Fill system with 30% Propylene glycol

- Flush system with water
- Provide 30% propylene glycol up to 500 gallons
- Fill system with glycol (new glycol feeder not included)

Price for labor, materials and Applicable Tax.....\$6,800.00

Option 2: SweepClear air separator media elements

- Provide and install coalescing elements for current air separator
- Remove air separator flush out debris and fill with elements
- Reinstall air separator with new air vent

Price for labor, materials and applicable Tax.....\$2,300.00

Option 3: Install new 50-gallon glycol feeder system

- Provide and install 50-gallon single pump feeder system
- Pipe new feeder into hot water system with isolation valve
- Excludes electrical wiring for 110-volt outlet if required

Price for labor, materials and applicable Tax.....\$5,180.00

Note: Excludes new pumps, pump installation, new foot valves, pipe insulation, test and balancing.

- Quote valid for 30 days
- All work to be performed during regular business hours, M-F 8:00am-4:00pm.

We thank you for the opportunity of quoting and welcome your acceptance of this proposal.

ACCEPTED BY: _____

Respectfully submitted,

PRAIRIE MECHANICAL CORPORATION
2842 Tucker Street
Omaha, NE. 68112

Approved Options:

By: Mark Hainline
Mark Hainline Phone # 331-4050

Option 1: _____

Option 2: _____

Option 3: _____



2424 DEER PARK BOULEVARD

OMAHA, NE 68105

402-346-8100 TELEPHONE

402-341-1731 FACSIMILE

24 HOUR SERVICE

BRUCE J. GORACKE, PRES.

BRUCE@AMERICANBOILERCO.COM

WWW.AMERICANBOILERCO.COM

September 17, 2018

LaVista Police Department
9900 Portal Road
LaVista, NE 68128

ATTN: Jeff

RE: Boiler replacement

Dear Jeff,

In accordance with your request, we are pleased to submit our quotation to furnish all necessary labor, material, and equipment to perform the following work;

1. Furnish and install two (2) Riello AR-1000 High Efficiency Boilers. Units are gas fired and meet CSD-1 controls and pumps are factory wired.
2. Fabricate and install all utility piping and tie them into existing system.
3. Fabricate and install fresh air inlet and smoke outlet utilizing your existing system.
4. Wire unit from existing source.
5. Start and check all operating and safety controls and set combustion.

We will be happy to perform this work for you for the sum of SIXTY-ONE THOUSAND EIGHT HUNDRED FIFTY-SIX DOLLARS (\$61,856.00). This quote is good for 30 days and does not include any applicable sales tax. All materials and workmanship will be in accordance with state and local codes.

OPTION #2

1. Furnish and install two (2) Riello Condexa Pro 117 wall mount or stand alone condensing boilers. Each unit is 399,000 BTU's.

The piping and wiring and stack are the same as above. Your cost on this option will be SIXTY-FOUR THOUSAND NINE HUNDRED EIGHTY-SEVEN DOLLARS (\$64,987.00).

If you have any questions, we will be happy to discuss them with you.

Respectfully,

Jim Leutzing
Jim Leutzing
AMERICAN BOILER COMPANY
JL/djg