

# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Financial Services



October 2, 2013

Dear Bidder:

The City of Auburn is accepting written proposals for the Auburn Fire Department, Engine 2 Station for a **Boiler Replacement Project**, located at 181 South Main Street, Auburn, ME. The City reserves the right to accept or reject any or all proposals in whole or in part and to waive any informality the City may determine necessary. The City also reserves to itself the exclusive right to accept any proposals when it is deemed by the City to be in its best interest. The City of Auburn is governed by Title 1 M.R.S.A. § 401-410, otherwise known as the Freedom of Information Act, which considers bid specifications as public documents. In awarding any proposal, the City may consider, but not be limited to, any of the following factors: Bidder qualifications, price, experience, financial standing with the City, warranties, references, bonding, delivery date, and service of Bidder. Vendors/Contractors shall be current on all amounts due to the City of Auburn prior to the City entering into any contract agreement. All proposals must include FOB to Auburn, Maine unless otherwise specified.

A **mandatory** pre-bid meeting to review the work site is scheduled for Tuesday, October 8, 2013 at 9:00 a.m. at Engine 2 Station, 181 South Main Street, Auburn, ME. Please contact Derek Boulanger at [dboulanger@auburnmaine.gov](mailto:dboulanger@auburnmaine.gov) to confirm participation. Proposals will not receive consideration unless submitted in accordance with the following instructions to bidders. Please mark sealed envelopes plainly: **"Engine 2 Station Boiler Replacement Project – Bid #2014-015."**

Questions regarding this Request for Proposals should be directed to Derek Boulanger, Facilities Manager/Purchasing Agent, at (207) 333-6601, ext. 1135.

Please submit your proposal to the City of Auburn by **2:00 p.m. Thursday, October 17, 2013.** Proposals will be opened at 2:00 p.m. Proposals must be delivered to **Derek Boulanger, Facilities Manager/Purchasing Agent, 60 Court Street, Auburn, ME 04210** on or before the date and time appointed. No proposals will be accepted after the time and date listed above.

Sincerely,

Derek Boulanger  
Facilities Manager/  
Purchasing Agent

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## CONDITIONS AND INSTRUCTIONS TO BIDDERS

1. Bidders shall use the enclosed bid form for quotations. Whenever, in bid forms, an article is defined by using a trade name or catalog number, the term "or approved equal", if not inserted, shall be implied.
2. Submit a separate unit price for each item unless otherwise specified in the bid request. Award will be made on a basis of each item, or as a group, whichever is in the best interest of the City. Prices stated are to be "delivered to destination".
3. Bid proposals must be completed in full, in ink, and must be signed by firm official. Bid proposal **must be notarized** prior to bid being sealed and will be disqualified if not notarized. Bids may be withdrawn prior to the time set for the official opening.
4. Bids will be opened publicly. Bidders or representatives may be present at bid opening.
5. Awards will be made to the lowest responsible bidder, considering the quality of the materials, date of delivery, cost which meets specification and is in the best interest to the City of Auburn.
6. All transportation charges, including expense for freight, transfer express, mail, etc. shall be prepaid and be at the expense of the vendor unless otherwise specified in the bid.
7. The terms and cash discounts shall be specified. Time, in connection with discount offered, will be computed from date of delivery at destination after final inspection and acceptance or from date of correct invoice, whichever is later.
8. The City is exempt from payment of Federal Excise Taxes on the articles not for resale, Federal Transportation Tax on all shipments and Maine Sales Tax and Use Taxes. Please quote less these taxes. Upon application, exemption certificate will be furnished with the Purchase Order when required.
9. Time of delivery shall be stated. If time is of the essence, the earliest date may be a factor in the bid award.
10. No contract may be assigned without the written consent of the Finance Director or her designate. The contract shall not be considered valid until a purchase order has been issued to the successful bidder.
11. Please state **"Engine 2 Station Boiler Replacement – Bid # 2014-015"**, on submitted sealed envelope.
12. The City of Auburn reserves the right to waive any formality and technicality in bids whichever is deemed best for the interest of the City of Auburn.

**GENERAL CONDITIONS**

**1. Equal Employment Opportunity**

The City of Auburn is an Equal Opportunity Employer and shall not discriminate against an applicant for employment, and employee or a citizen because of race, color, sex, marital status, physical and/or mental handicap, religion, age, ancestry or natural origin, unless based upon a bona-fide occupation qualification. Vendors and contractor or their agents doing business with the City shall not violate the above clause or the Civil Rights Acts of 1964. Violations by vendors shall be reviewed on a case-by-case basis and may mean an automatic breach of contract or service to the City of Auburn.

**2. Save Harmless**

The Bidder agrees to protect and save harmless the owner from all costs, expenses or damages that may arise out of alleged infringement of patents of materials used.

**3. Subcontracting**

The Bidder shall not subcontract any part of the work or materials or assign any monies due it without first obtaining the written consent of the municipality. Neither party shall assign or transfer its interest in the contract without the written consent of the other party.

**4. Warranty**

The Bidder warrants that all work will be of good quality and free from faults and defects, and in conformance with the specifications. All work not so conforming to these standards may be considered defective. The Bidder agrees to be responsible for the acts and omissions of all of its employees and all subcontractors, their agents and employees, and all other persons performing any of the work under a contract with the Bidder.

**PERFORMANCE SPECIFICATION**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Conditions and Instructions to Bidders
- B. General Conditions

1.2 SITE INSPECTION AND TEMPORARY HEAT

- A. The Mechanical Contractor is required to make a pre-bid site visit in order to submit a bid on this project.
- B. During construction, the Fire Station heating system must be operational (on at least a temporary basis) by the end of each day. It is the Mechanical Contractor's responsibility to provide this heat at the end of each day during the construction period.

1.3 SUMMARY

- A. This is a design-build mechanical project. The information provided in this specification is intended to communicate the preferences of the owner. It is the Mechanical Contractor's responsibility to properly design, install, start/test, and warranty the replacement boiler system.
- B. The information provided in this section is intended to provide the minimum size, quantities and quality of material – it is the Mechanical Contractor's responsibility to provide and install what the Mechanical Contractor believes to be the correct sizes and quantities.
- C. It is the Mechanical Contractor's responsibility to design and install the systems per the following Codes and Standards:
  - 1. NFPA (National Fire Protection Association) Standards
  - 2. IECC 2009 (International Energy Conservation Code)
  - 3. American Gas Association (AGA)
  - 4. Applicable Town of Auburn Ordinances.
- D. The Mechanical Contractor is responsible for all permit and application fees.
- E. The Mechanical Contractor is responsible to design and install a complete and operating heating system including, but not limited to:
  - 1. Removal and proper disposal of the existing boiler, pumps and piping that are not being reused.

- 2. Removal and proper disposal of all electrical power and control wiring that is not being reused.
- 3. Installation of new condensing-type boiler, pumps, accessories and heating water piping.
- 4. Installation of new indirect hot water heater and reconnection of domestic hot water.
- 5. Installation of new vent and combustion air piping.
- 6. Installation of condensate piping and neutralizer.
- 7. Reconnection of existing 7" w.c. gas piping.
- 8. Reconnection of boiler make-up water and installation of new backflow preventer with pressure reducing valve.
- 9. All required electrical and power wiring to pumps and boiler.
- 10. All required control and control wiring to pumps, indirect hot water heater and boiler.
- 11. Closing off of existing chimney and outside air louver.

F. Submit with your bid, a summary of your design including equipment manufacturers and existing equipment and material that you intend to reuse.

NOTE – OWNER HAS THE OPTION TO KEEP ANY OF THE REMOVED MATERIAL AND EQUIPMENT.

1.4 SUBMITTALS (if awarded contract)

- A. Submit shop drawings, manufacturers' data and certificates for equipment, materials and finish, and pertinent details for each system where specified.
- B. Review will be for type and quality. Quantities and the ability to perform the function intended shall be the responsibility of the Contractor.

**PART 2 - PRODUCTS AND SYSTEMS**

2.1 REMOVAL OF EXISTING SYSTEMS.

- A. Remove from job-site and properly dispose of all material in the mechanical room that is not being reused.
- B. The following is a list of the expected material that will be removed:
  - 1. Boiler and boiler accessories.
  - 2. Pumps.
  - 3. Piping that is not being reused.
  - 4. Boiler smoke pipe.
  - 5. Electrical power and control wiring.

**2.2 CONDENSING BOILER**

- A. New boiler to be a Triangle Tube Prestige Solo 175 or approved equal that meets the following specification.
  - 1. 170,000 input –natural gas 7” w.c.
  - 2. 95% DOE seasonal efficiency AFUE.
  - 3. Stainless steel fire tube heat exchanger.
  - 4. Boiler reset controls and DHW priority control.
  - 5. Sealed combustion air.
  - 6. Condensate neutralizer kit.
  - 7. Horizontal vent termination kit.
- B. New boiler to be mounted on a ¾” plywood backing on the east interior wall of the boiler room. Plywood backing be supplied and installed by Contractor. Paint backing flat black.

**2.3 PUMPS**

- A. Primary circulation pump through boiler to be a TACO 0011 or approved equal.
- B. Secondary circulation pumps for heating zones to be TACO 007 for the two smaller zones and a TACO 0011 for the larger heating zone.
- C. Domestic hot water pump to be TACO 007 or approved equal.
- D. Pumps to be installed in such a way as to provide proper clearances and maximize floor space for uses other than the heating system.

**2.4 INDIRECT HOT WATER HEATER**

- A. Indirect hot water heater to be a Super Stor SSU-45 or approved equal that meets the following specification.
  - 1. Stainless steel heat exchanger.
  - 2. 45 gallon capacity.
- B. Indirect hot water heater to be mounted on solid concrete blocks and located to maximize floor space for uses other than the heating system.
- C. Reconnect domestic hot water to new indirect hot water heater.

**2.5 EXPANSION TANK**

- A. Existing expansion tank can be reused.
- B. Existing expansion tank to be remounted on solid concrete block and located to maximize floor space for uses other than the heating system.

**2.6 VENT AND COMBUSTION AIR**

- A. Provide and install a horizontal vent termination kit available through the manufacturer.
- B. Schedule 40 solid core PVC or stainless steel is acceptable venting material.
- C. Install vent and combustion air per manufacturer's written instructions.
- D. Install vent and combustion air. Installation to comply with NFPA Standards.
- E. Terminate the vent and combustion air on the east exterior wall of the boiler room.

**2.7 CONDENSATE PIPING**

- A. Install ¾" CPVC condensate piping for the boiler to the existing floor drain.
- B. Install a condensate neutralizer approved by or provided by the boiler manufacturer.

**2.8 HEATING WATER PIPING.**

- A. Reconnect the new system to the existing building heating piping. Existing zoning to remain as-is. Size piping to match existing piping
- B. Type "L" copper– sweat or mechanical connections.
- C. Arrange piping in the boiler room to maximize floor space for uses other than the heating system.
- D. Reuse of the existing return header, flow checks, air scoop and vent is acceptable.
- E. Provide and install shutoff ball valves at all pumps, indirect hot water heater and boiler.

**2.9 GAS PIPING**

- A. Reconnect to existing natural gas piping.
- B. Schedule 40 black iron.
- C. Provide drip leg and shutoff at boiler.
- D. Clean and paint all gas piping within the boiler room with Yellow Rustoleum paint.
- E. Installation to meet NFPA 54 Gas Piping Standards.

## 2.10 MAKE-UP WATER PIPING

- A. Reconnect to existing boiler make-up water piping.
- B. Install a new Watts 9D backflow preventer and pressure reducing valve.

## 2.11 POWER ELECTRICAL WIRING

- A. It is the Mechanical Contractor's responsibility to provide all power wiring to the new pumps and boiler. This work must be done by a licensed electrician.
- B. Installation to meet NFPA 70 National Electrical Code Standards.

## 2.12 CONTROL AND CONTROL WIRING

- A. Provide control for the boiler and pumps.
- B. Use the boiler manufacturer's controls for the following:
  - 1. Boiler temperature reset based on outdoor temperature.
  - 2. Control of the domestic hot water pump including priority.
  - 3. Control of the primary circulation pump through the boiler.
- C. Use a separate controller (TACO or approved equal) to control the heating zone pumps and provide a signal for boiler operation.

## 2.13 OTHER WORK REQUIRED.

- A. Install a mechanically fastened and caulked sheet metal patch over the hole left by removing the boiler smoke pipe.
- B. Install a mechanically fastened and caulked sheet metal patch over the 8"X8" louver on the east wall of the boiler room – on the interior wall.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Perform work by qualified journeymen of their respective trades who are employed by a firm that can demonstrate successful experience with work similar in type, quality and extent to the work required by this project.
- B. Install mechanical equipment to facilitate maintenance and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations.
- C. Cutting and Patching: Protect the structure, furnishings, finishes, and adjacent materials not indicated or scheduled to be removed.

- D. Operation and Maintenance Data: Provide manufacturer's printed operating procedures to include start-up, break-in, routine and normal operation instruction; regulation control, stopping, shut-down, and emergency instructions; and summer and winter operation instructions. Provide copies of warranties.
- E. Provide owner with a one year warranty on all parts and labor. Provide the owner with the standard warranties from the boiler manufacturer.

**BID PROPOSAL FORM**  
**Due Thursday, October 17, 2013**

To: City of Auburn  
Derek Boulanger,  
Facilities Manager/Purchasing Agent  
60 Court Street  
Auburn, ME 04210

The undersigned individual/firm/business guarantees this price for Thirty days (30) from the bid due date. The undersigned submits this proposal without collusion with any other person, individual, firm, or agency. The undersigned ensures the authority to act on behalf of the corporation, partnership, or individual they represent; and has read and agreed to all of the terms, requests, or conditions written herein by the City of Auburn. By signing this bid form, the firm listed below hereby affirms that its bid meets the minimum specifications and standards as listed above.

Signature \_\_\_\_\_ Name (print)\_\_\_\_\_

Title\_\_\_\_\_ Company\_\_\_\_\_

Address\_\_\_\_\_

Telephone No.\_\_\_\_\_ Fax No. \_\_\_\_\_

Email Address:\_\_\_\_\_

STATE OF MAINE  
\_\_\_\_\_, SS.

Date: \_\_\_\_\_

Personally appeared \_\_\_\_\_ and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of said company.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Commission Expires\_\_\_\_\_

**SCHEDULE OF VALUES**

**PROJECT NAME: Engine 2 Station Boiler Replacement – Bid #2014-015**

**CONTRACTOR SCHEDULE OF VALUES**

<u>Item</u>	<u>Description</u>	<u>Value</u>
1.	General Conditions	\$ _____ . _____
2.	Bonds & Insurance	\$ _____ . _____
3.	Demolition	\$ _____ . _____
4.	Boiler & Accessories	\$ _____ . _____
5.	Natural Gas Piping	\$ _____ . _____
6.	Hydronic & Condensate Piping	\$ _____ . _____
7.	Pumps	\$ _____ . _____
8.	Domestic Hot Water	\$ _____ . _____
9.	Electrical	\$ _____ . _____
10.	Controls	\$ _____ . _____
11.	Other (specify) _____	\$ _____ . _____
12.	Other (specify) _____	\$ _____ . _____
13.	Other (specify) _____	\$ _____ . _____
14.	Other (specify) _____	\$ _____ . _____
15.	TOTAL (Sum of Items 1 thru 14)	\$ _____ . _____

**TOTAL OF ALL LINE ITEMS IN SCHEDULE OF VALUES MUST EQUAL FINAL BASE BID.  
THERE MUST BE AMOUNTS IN EACH OF THE SPECIFIED ITEMS ABOVE.  
FAILURE TO PROPERLY COMPLETE THIS ATTACHEMENT WILL BE CONSIDERED A  
NON RESPONISVE PROPOSAL AND WILL BE REJECTED.**