



Excellence ★ Diversity ★ Success

Alyson Weiss Superintendent

SCOPE of WORK

1. SCOPE

It is the intent of this specification to describe the labor and materials necessary to remove and replace Cleaver Brooks boiler and configure the remaining existing boiler as back up to the new replacement boiler at Good Hope School - 2315 W Good Hope Rd. Glendale, WI 53209

2. BRAND NAME OR EQUAL

A Brand Name is used to identify the characteristics and level of quality that will satisfy Glendale River-Hills School District's requirements. Proposed 'or equal' units must be of the same quality and comply with the manufacturer's requirements and specifications; physical, functional and/or performance characteristics. The Proposer shall state the proposed manufacturer's name and part number and provide documentation sufficient, in the GDRH School District's judgment, to permit a determination as to whether the unit bid constitutes an 'or equal'.

3. SYSTEM REQUIREMENTS

The replacement boiler and existing hot water system must be configured with the necessary controls to monitor various air and system water temperatures in order to vary the firing rate of the replacement boiler. The firing rate of the boiler and the speed of the existing circulating pumps must be variable to meet the heating load of the building. The use of a valve to vary water flow in the system is not permitted.

The remaining existing boiler and the replacement boiler must be fitted with a shutoff valve and a powered actuator, to prevent water flow through a boiler when a boiler is not in use. These valves must be connected to the replacement boiler control system.

The resulting system must be installed and function per the Uniform Building Code. All materials, components and equipment must be installed and function per the respective materials, components and equipment manufacturer's requirements.

4. REQUIRED WORK

The tasks that must be performed in order to replace the failed boiler include, but is not limited to, the following:

Pull required permits

- Disconnect and lock out of the natural gas and electrical connections
- Drain the system as necessary
- Disconnect of hot water piping, drains and stack connections
- Removal of all connections that will not be required by the resulting system
- Remove and proper disposal of the failed boiler
- Position the replacement boiler over the footprint of the failed boiler
- Installation of and connection of new shut off valves
- Reconnect of hot water piping, drains and stack connections
- Insulate new hot water piping
- Reconnect natural gas and electrical connections
- Installation of stack condensate drains
- Installation of a new bag filter
- Replace existing pump motors (if necessary)
- Installation and interconnection of the necessary sensors and controls
- Install piping from the equipment drain and stack connection drains to the condensate neutralization kit and to the nearest floor drain. Piping shall be at least one full size larger than a connection.
- Fill system as necessary
- Start system and confirm system functionality
- Balancing of hot water flow as required by the National Environmental Balancing Bureau (NEBB)
- Calibrate and/or program the system to meet the required functionality
- Test all safety devices
- Install a new filter/feeder system
- Initiate a water treatment program in conjunction with Elemental Solutions Water Treatment Co.

5. COMPONENTS AND EQUIPMENT

This section lists suggested components and equipment. A proponent may propose other components and equipment. Such alternatives must meet or exceed the characteristics listed in this section.

The replacement boiler shall be a Compatible Condensing Boiler

The components and equipment must include, but not be limited to, the following:

- Boiler Output Each (BTU's/hr)1,000,000 (96% @ 140 Deg F)

The new boiler, existing boiler and the resulting system shall be configured and controlled with Johnson Controls Metasys System

- Boiler sequencing
- Temperature control

- Flame safeguard
- Firing rate control
- Blocked flue protection
- Outdoor air reset control
- Freeze protection
- Cascade sequencing
- Cycle limitation
- Pump exercising

6. DELIVERY OF GOODS AND SERVICES

The delivery of goods and services required must be completed as soon as possible, after receipt of a PO.

7. WARRANTY

The proponent must provide a warranty for labor costs for a period of 1 year after the required work has been completed. The proponent must administer the component or equipment manufacturer's warranty during the one year labor warranty period. The proponent must provide the Glendale-River Hills School District with the component or manufacturer's warranty documents.

8. SAFETY

The contractor must comply with the applicable Federal, State and local safety requirements.

Prior to initiation of services the contractor shall provide a copy of their written safety program to the Department of Health, Safety, and Environmental Quality for review.

9. SITE VISITS

Contact Mike Carlson 414-416-9999 or Kevin Konkel 414-350-7308

INSURANCE REQUIREMENTS

The Contractor agrees to process and maintain at its expense during the term of the Agreement insurance of the kinds and in the amounts hereafter required, with insurance companies authorized to do business in the state of Wisconsin, covering all operations under this agreement whether performed by it or its sub-contractors. The insurance companies affording coverage must be deemed acceptable to the Authority throughout the term of this contract. If any insurance company is deemed unacceptable to the Authority, the Contractor agrees to procure and maintain at its expense coverage with an unacceptable insurer as soon as notified by the Authority. The policies shall provide for a 30-day notice to the Authority prior to termination cancellation or change.

- Commercial General Liability Insurance including coverage for property damage, bodily injury and completed operations with a single limit of at least \$2,000,000 per occurrence with a \$1,000,000 aggregate.
- If any motor vehicle is used in the work, Auto Liability Insurance covers bodily injury and property damage with a minimum combined single limit of \$1,000,000.
- Worker's Compensation and Employer's Liability in accordance with the applicable laws of the State of Wisconsin.
- Excess Liability/Umbrella Form \$1,000,000 per occurrence.

The Authority and the Contractor agree to waive all rights against each other for damages to the extent covered by the insurance, except for such rights they may have to the proceeds of such insurance held by the Authority as trustee. The Contractor shall require similar reciprocal waivers by all sub-contractors and sub sub-contractors. This policy shall recognize such waivers of recovery by an appropriate Waiver of Subrogation Clause Endorsement, excluding any subrogation rights granted under Wisconsin Law to the contrary notwithstanding. Above needed insurance coverage should be provided on a primary and noncontributory basis.

Copies of any required policies shall be proved to the Authority upon request.

PROPOSAL EVALUATION

The Facility Team will evaluate proposals. The team will select the proponent whose proposal is most advantageous to the Glendale River-Hills School District, considering the evaluation criteria.

Selection Procedure

1. The selection team will evaluate and score all proposals received.
2. Proposals not meeting minimum requirements and those that are not responsive, will not be given further consideration.



3. Proposals in the competitive range will be determined. These proponents may be asked to present their proposal to the selection team.
4. When presentations, discussions and negotiations are concluded, Glendale-River Hills School District may request revised proposals and/or best and final offers from responsible proponents in the competitive range.
5. Proposals will be re-evaluated and scored. The selection team will recommend that the proponent with the highest overall score be awarded the contract. The recommendation must be approved by the Glendale-River Hills School District Board of Education prior to the execution of a contract.

NOTE: Glendale River-Hills School District reserves the right to make the award based upon the initial proposals submitted, without presentations or discussions.

Evaluation Criteria (Listed in order of importance)

Technical Criteria 40%

- Project approach
- Compliance with technical specifications

Cost 40%

Qualifications and Experience 20%

- Demonstrated ability in the industry
- References
- Past performance
- Depth of knowledge of key personnel
- Warranty/Delivery