
Alpena Community College Board of Trustees
125-C Besser Technical Center, 665 Johnson Street, Alpena, MI 49707
(989) 358-7215

Notice of Special Meeting

Meeting Date: Tuesday, June 4, 2024
Meeting Time: 11:00 a.m.
Location of Meeting: Room 400, Charles R. Donnelly Natural Resources Center, 665 Johnson Street, Alpena, Michigan, and Online Via Webex
Date of Notice: Thursday, May 30, 2024

The Alpena Community College Board of Trustees will gather for a special meeting on Tuesday, June 4, 2024, at 11:00 a.m. in the Roger C. Bauer Board Room, Room 400 of the Charles R. Donnelly Natural Resources Center, 665 Johnson Street. The meeting will be broadcast remotely via Webex videoconferencing software.

All citizens are invited to participate in the meeting either in person or remotely via phone, computer, or a video conferencing system. Participants should be aware that the meeting may be recorded.

Join by phone:

+1-415-655-0003

Meeting number (access code): 2424 888 2076 #

No Attendee ID number is necessary. Press # to continue.

Join from a video system or application:

Copy the following address into a web browser: <http://24248882076@alpenacc.webex.com>

You can also dial 173.243.2.68 and enter your meeting number.

Meeting number (access code): 2424 888 2076

Meeting password: YRrFpJHZ524

Webex attendees are asked to mute their microphones except during public comment.

Alpena Community College provides access for individuals with disabilities. Individuals with a disability who need a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting can contact Jay Walterreit, Secretary of the Board of Trustees, at (989) 358-7215 at least one week prior to the meeting or as soon as possible.

All official proceedings and agendas are kept in the Office of the Board of Trustees, 125-C Besser Technical Center, on the Alpena campus, and can be viewed upon request between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.



Denis "Jay" Walterreit
Secretary of the Board of Trustees

SPECIAL MEETING AGENDA
ALPENA COMMUNITY COLLEGE BOARD OF TRUSTEES
Tuesday, June 4, 2024, 11:00 a.m.
665 Johnson Street, Alpena, MI 49707

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of Agenda
- 4) Introduction of Guests and Public Comment
- 5) Action Items
2.899 Bids: Besser Technical Center Heating Plant Renovations2
- 6) Board Discussion
- 7) New Business
- 8) Next Regular Meeting: June 20, 2024, 7:00 p.m. The meeting is scheduled to be held in person in Room 400 of the Charles R. Donnelly Natural Resources Center.
- 9) Adjournment

2.899 Bids: Besser Technical Center Heating Plant Renovations

The current heating system for Besser Technical Center, which was installed in 2008, has experienced equipment failures in the past 12 months including a leaking boiler which is not repairable. The two remaining boilers, while still functional, appear to be nearing the end of their life cycles. After a discussion of the situation and the availability of equipment and contractors, ACC officials decided to replace the Besser Technical Center boilers prior to the start of fall classes to ensure that college operations remained uninterrupted this coming winter.

A Request for Proposals (RFP) was created based on drawings and specifications created by Integrated Designs, Inc., of Marquette, Michigan. The work to be bid included selective mechanical demolition and remodeling including replacing heating boilers, boiler circulators, and all associated piping as indicated on the IDI plans. An Additive Bid Alternate was requested to replace four base-mounted heating water distribution pumps, additional piping, and four primary heating water isolation valves.

Sealed bids were received until 2 p.m. Tuesday, May 28.

Following are the results of the bids.

| Contractor | Goyette Mechanical | Weinkauf Plumbing and Heating | Sweet Heating and Cooling | John E Green | JE Johnson | Johnson and Wood |
|----------------------|---------------------------|--------------------------------------|----------------------------------|---------------------|-------------------|-------------------------|
| Base Bid | \$480,000.00 | \$444,993.00 | \$338,000.00 | \$412,000.00 | \$566,500.00 | \$365,000.00\$ |
| Add Alternate Bid #1 | \$105,960.00 | \$148,662.00 | *\$95,000.00 | \$127,500.00 | N/A | \$75,500.00 |
| Total | \$585,960.00 | \$593,655.00 | \$433,000.00 | \$539,500.00 | \$566,500.00 | \$440,500.00 |

*See the IDI Recommendation of Award document for more information on this figure.

College and IDI officials have reviewed the bids and contacted references for the two lowest bidders. Based on that work, ACC recommends accepting the low bid of \$433,000 submitted by Sweet Heating and Cooling of Glennie, Michigan.

Therefore, the following resolution is proposed:

The Alpena Community College Board of Trustees authorizes College officials to contract with Sweet Heating and Cooling of Glennie, Michigan, for the Base Bid work and the Additive Bid Alternate for the Besser Technical Center heating plant upgrade for a cost not to exceed \$433,000.



May 30, 2024

Mr. Kurt Konieczny, Facilities Management Director
Alpena Community College
665 Johnson Street
Alpena, Michigan 49707

Re: Recommendation of Award for
Replacement of Besser Technical Center Boilers

Six bids were received on May 28, 2024, for the Besser Tech Center Heating Plant Upgrades. The scope of work consists of a Base Bid and an Additive Bid Alternate. The Base bid is summarized as replacing the three heating water boilers, replacing and simplifying the piping that exists, replacing hydronic specialties such as expansion tank and air separators, and upgrading the heating plant controls. The Additive Alternate bid is to replace four existing base mounted heating water distribution pumps and associated piping.

The following is a summary of the bids in order of lowest Base Bid price:

| <u>Bidder</u> | <u>Base Bid</u> | <u>Additive Alt.</u> | <u>Total Bid</u> |
|---------------------------|-----------------|----------------------|------------------|
| Sweet Heating and Cooling | \$338,000.00 | \$95,000.00 | \$433,000.00 |
| Johnson and Wood | \$365,000.00 | \$75,500.00 | \$440,500.00 |
| John E. Green | \$412,000.00 | \$127,500.00 | \$539,500.00 |
| Weinkauf | \$444,993.00 | \$148,662.00 | \$593,655.00 |
| Goyette Mechanical | \$480,000.00 | \$105,960.00 | \$585,960.00 |
| JE Johnson | \$566,500.00 | \$No price quoted | |

Post Bid interviews were conducted with the two low bid contractors. The following is a summary of items discussed with Dave Sweet of Sweet Heating and Cooling.

- The additive Bid alternate quote from on Sweet's Bid Form was \$105,000. Shortly before the bid Dave noted that he had some questions concerning whether some piping replacement was to be included in his bid. The work he was questioning was not required, but since he was in doubt, he included the work in his bid, and he sent an e-mail formally reducing the cost of the Bid Alternate by \$10,000 if not required.
- Raypak boilers were bid as base bid in lieu of Lochinvar Crest and not a voluntary alternate. Dave confirmed during the post bid interview that the Lochinvar as specified could be provided at no additional cost.
- Taco pumps were bid because lead-time quoted by the manufacturer was only 2 to 3 weeks.
- Dave stated that a work crew of 2 to 3 people would be employed to complete the work in 8 to 10 weeks, but he promised to staff the project with more personnel if needed to complete the project no later than October 1.

Marquette Office
1021 W. Baraga Ave. Marquette, MI 49855
Phone: (906) 228-4480 Fax: (906) 228-7524
www.intdesigns.com

Brighton Office
8571 Grand River, Suite 600 Brighton, MI 48116
Phone: (810) 229-2701 Fax: (810) 229-6767
www.intdesigns.com

The following is a summary of items discussed with Chad Combs of Johnson and Wood.

- No electrical sub-contractor was listed on the Supplements to Bid Form. Chad mentioned that either John's Electric or Omega would be used, but that both electrical quotes submitted to them were very close and he wanted to confirm that scope of work each had included before making his decision.
- Proposing to use Grundfos pumps. These are very well constructed pumps but have a 10 to 12-week lead time.
- Chad mentioned they could staff the work if needed to start demolition in mid-August and complete the work by October 1, allowing reheat to be available during more of the summer months.

Both contractors were willing to start acquiring materials immediately upon award and delay construction start until mid-July when abatement work is completed by third party through Alpena Community College.

Other than noted above, both contractors stated that all materials used were per plans and specifications, and they did not have any concerns about the work and stated the project was well defined in the documents.

In the event there are any changes to the scope during construction, Dave Sweet was asked to quote what the mark-up would be on any work performed by subcontractors, as well as the mark-up on their own materials. His answer was 11% and 11% respectively. Johnson and Wood noted 15% and 10% in their bid form as their mark-up.

After reviewing their bid with each of these contractors, IDI could find no justification for not awarding the project to the lowest bidder. Therefore, IDI recommends that Alpena Community College award the contract for both the Base Bid work and the Additive Bid Alternate for the Besser Technical Center Heating Plant Upgrades to Sweet Heating and Cooling for Four-Hundred Thirty-Three Thousand Dollars (\$433,000.00).

Sincerely,
Integrated Designs, Inc.



Steven Boettcher, LEED AP
Senior Associate, Mechanical Engineer