

# ALPENA

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## COMMUNITY COLLEGE

### REQUEST FOR PROPOSAL

Rev 02072025

#### **WCCT Boiler Plant Upgrade**

Release Date: Thursday, February 13<sup>th</sup>, 2025

Due Date: Tuesday, March 4<sup>th</sup>, 2025 @ 2:00 p.m. Local Time

Pre-Bid Meeting/Walk Through Date: Thursday, February 20<sup>th</sup>, 2025 @ 11  
am

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### Project Conditions:

Alpena Community College is seeking proposals for the replacement of two existing hot water boilers with Lochinvar FBN1251 units, or equivalent, along with necessary modifications to the piping, including the installation of closely spaced T's to ensure proper system operation. The specific building for the project is our World Center for Concrete Technology, 750 Woodward Ave, Alpena, MI 49707. The project would include new Grundfos (or equivalent) boiler associated feed pumps (mounted not more than 4' AFF), insulating of piping, modifications to the electrical supply, and an updated controls package.

### General Conditions:

### Scope of Work:

#### 1. Replacement of Hot Water Boilers:

##### o Boiler Model Requirements:

The two existing hot water boilers are to be replaced with Lochinvar FBN1251 hot water boilers or an equivalent model that meets the following specifications:

- Input capacity: 1250 MBH
- Efficiency: Minimum 95% AFUE
- Modulation range: 20:1 or greater
- Condensing design with included condensation neutralization kit
- Integrated controls for system monitoring and optimization, should have BAC Net MSTP cards included
- Compliance with all relevant codes and standards (e.g., ASHRAE, ANSI, and local building codes)
- Package to include variable speed Grundfos boiler feed pumps (to be installed not more than 4' AFF, these should have integral drives)
- Include strainer's, isolation valves to isolate pumps & boilers, suction diffusers, new water air separator, reworking exhaust through the roof with new flashings and modifications as needed, caps, bird screens, and appropriate gas pressure regulators (Pietro Fiorentini or equivalent)
- Scope to include all electrical modifications to supply the new system (switches/disconnect locations to be mounted at least 32" AFF and be capable of accepting lock out devices)

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### 2. Piping Modifications:

- Installation of closely spaced T's (CSTs) to ensure proper water flow and efficient system operation.
- Modification of existing piping as necessary to connect the new boilers and closely spaced T's with the existing heating system.
- Provide all necessary valves, fittings, and components to complete the system.
- Ensure proper isolation of the new boilers for maintenance and system performance.
- All piping and components shall be of copper composition if available

### 3. System Integration and Commissioning:

- Integration of new boilers with existing (Niagara) heating control systems platform (job to include demo of existing controller and replacement with a Distech (or equivalent) controller size to handle the project with possible expansion.
- Ensure the system operates as a fully functional unit upon completion of installation.
- Test the system for proper operation, including commissioning, system balancing, and verification of water flow rates and temperatures.

### 4. Removal and Disposal:

- Removal and proper disposal of the existing hot water boilers and associated components.
- Disposal of all unused or obsolete materials in compliance with local regulations, owner may request to keep any materials.

### 5. Project Management and Timeline:

- Provide reassurance that work can be completed and the boiler system will be functional by Oct. 1<sup>st</sup>, 2025.
- Work to be completed during standard working hours unless otherwise agreed upon.
- Ensure all rebate applications are initiated.
- Contractors to pull all necessary permits and complete first CSD 1's

## Proposal Requirements:

### 1. Company Information:

- Full legal name of the contractor or company submitting the proposal.
- A brief company history, including relevant experience with similar projects.

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- Proof of licensing and insurance, including general liability and worker's compensation coverage.
- 2. Technical Approach:**
  - Detailed description of the equipment proposed (including specifications for the hot water boilers).
  - Outline of the piping modifications, including the design and installation of closely spaced T's.
  - Installation process and timeline.
  - Any value-added recommendations or alternatives to optimize system performance.
- 3. Cost Proposal:**
  - A detailed cost breakdown, including:
    - Cost for new boilers and materials (either Lochinvar FBN1251 or equivalent).
    - Labor costs for installation, piping modifications, and system integration.
    - Any additional materials or components required.
    - Removal and disposal of existing boilers.
    - Commissioning and testing services.
  - Payment schedule, including any upfront costs, progress payments, and final payment upon completion.
- 4. Warranty and Support:**
  - Provide details on the warranty for the new boilers, installation, and any associated equipment.
- 5. References:**
  - A list of at least three (3) references from similar projects completed within the last five years. Include contact information for each reference.

### Selection Criteria:

Proposals will be evaluated based on the following factors:

- Technical compliance with the project scope and specifications.
- Experience and qualifications of the contractor.
- Cost-effectiveness of the proposal.
- Project timeline and ability to meet deadlines.
- Quality of the warranty and post-installation support.

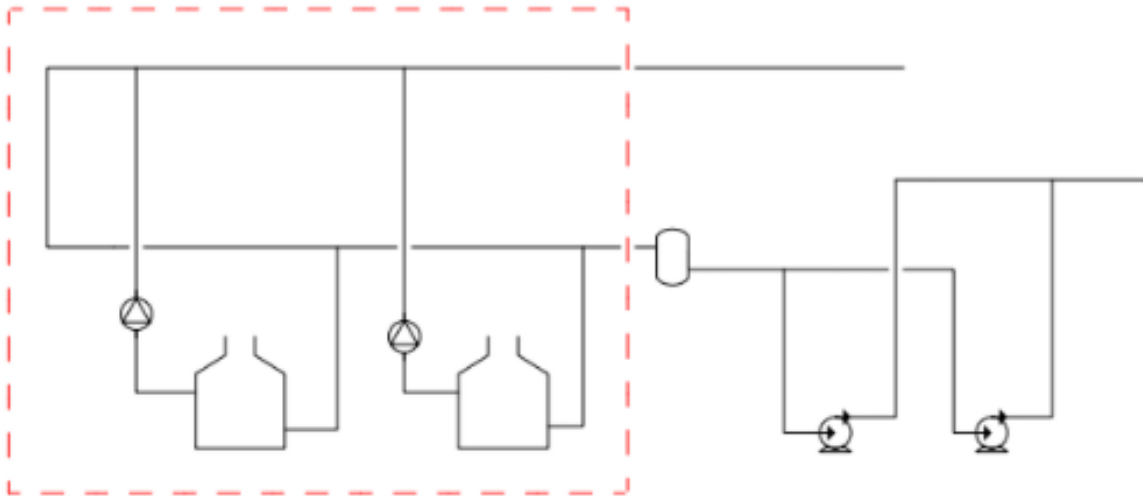
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### Walk Through

A pre-bid walkthrough is scheduled for Thursday, February 20<sup>th</sup> 2025 @ 11 am, World Center for Concrete Technology, 750 Woodward Ave, Alpena, MI 49707. Meet in the main lobby.



#### Demo Plan

Boilers, feed pumps and piping design shown in red box to be removed.

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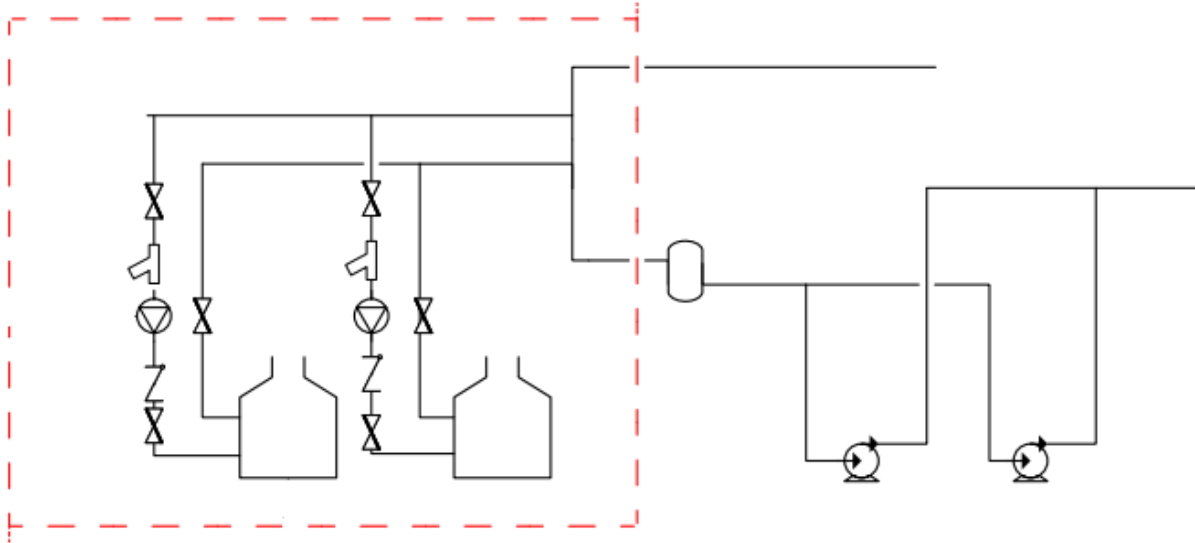
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### Installation Drawing

**Note:** new piping direction and closely spaced T's. Include triple duties, check valves, and stainless shut off's to isolate all pumps and boilers separately. (air separator not shown, the drawing is not intended to show all components needed)

- ACC Reserves the right to reject any and all bids or portions of the bid. Bids may be based on service abilities and not solely on direct costs.
- Work shall meet or exceed all appropriate codes.
- Certificate of insurance is required.
- ACC reserves the right to cancel work at anytime and for any reason. Contractor will be paid for all work done and materials used up to that point.
- See ACC Policy 5009 for "Local Incentive for Providing Goods and Services Policy" details.

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### Clarifications & Questions:

All inquiries and other communications shall be directed to Kurt Konieczny, Director of Facilities Management. Please send Kurt Konieczny any questions you may have about the bid, findings of inconsistency, omissions, or for clarification in writing by February 24<sup>th</sup>, 2025. The College's intent is to answer all questions in writing to all potential bidders by the end of the day on February 25<sup>th</sup>, 2025.

ACC will address any clarification, and correction or change of contract via Addendum and will attempt to share with all potential bidders.

### Additional Documents:

Please include the Acknowledgement of Addendum(s), and the Iran Economic Sanctions Act of this RFP within your bid pack and cost proposal form.

Telephone No: (989) 358-7202

Email: [konieczk@alpenacc.edu](mailto:konieczk@alpenacc.edu)

Interested firms should submit **bids**, by 2:00 P.M., Tuesday, March 4th, 2025 to:

kowalewl@alpenacc.edu  
Alpena Community College  
665 Johnson St  
Alpena, Michigan 49707  
Attention: Lyn Kowalewsky  
Controller - VLH 110

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### Acknowledgement Of Addendum

Instructions to Bidders:

On the lines below, please list all Addenda (if applicable) that have been issued since this original RFP was released to verify that you are aware of said Addenda and that any costs (additions or subtractions) are included in the proposal. If none have been issued, please mark "Not Applicable".

\_\_\_\_\_  
(Addendum Number)

\_\_\_\_\_  
(Addendum Number)

\_\_\_\_\_  
(Addendum Number)

\_\_\_\_\_  
(Addendum Number)



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### Iran Economic Sanctions Act Certification

I am the \_\_\_\_\_ (title) of

\_\_\_\_\_  
(bidder) or I am bidding in my individual capacity ("Bidder"), with authority to submit a binding bid for the provision of \_\_\_\_\_ to Alpena Community College.

I have personal knowledge of the matters described in this Certification, and I am familiar with the Iran Economic Sanctions Act, MCL 129.311, et seq. ("Act"). I am fully aware that the college will rely on my representations in evaluating bids.

I certify that "Bidder" is not an Iran-linked business, as that term is defined in the Act. I understand that submission of a false certification may result in contract termination, ineligibility to bid for three (3) years, and a civil penalty of \$250,000 or twice the bid amount, whichever is greater, plus related investigation and legal costs.

Signature of Bidder Representative:

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County of \_\_\_\_\_

My Commission Expires \_\_\_\_/\_\_\_\_/\_\_\_\_