



**Meeting:** Village Board  
**Meeting Date:** 4/8/13  
**Agenda Item:** 5f

## VILLAGE BOARD MEETING STAFF REPORT

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**REPORT TO:** Burt R. McIntyre, President  
Village Board of Trustees

**REPORT FROM:** Chris Haltom, Director of Administrative Services

**AGENDA ITEMS:** Review and take action on proposals for replacing boilers at village hall to A&J Mechanical for \$43,788

**ACTION REQUESTED:**  Ordinance  Resolution  Motion  Receive/File

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### POLICY ISSUE

Should the Village Board approve a proposal for replacing the boilers at village hall?

### BACKGROUND INFORMATION

Village staff has been dealing with boiler repairs on the existing 21 year old boilers for approximately 5-7 years. The village's HVAC repair vendor has been requesting the village include into the budget funding to enable boiler replacement during this time. A line item within the Capital Outlay budget has been included in several of the past budget documents but funding was not available for the entire project until 2013.

In the 2013 budget, staff included \$120,000 for boiler replacement and \$25,000 for a grant to help offset cost associated with the boilers. The village was able to obtain a \$25,000 grant from a Focus on Energy late in 2012 (the boilers qualify for the grant due to gained efficiencies which should help to lower utility costs after installation). The boilers must be replaced prior to July 31 to be eligible for the grant. Village staff has been working with Focus on Energy to obtain additional grant funding on this project; the village may obtain up to an additional \$10,000 in grant funding on this project (due to the addition of hot water storage to the project, removal of the existing hot water heater and more incentives from Focus on Energy).

The existing 21 year old boilers (they had an original life of 10-15 years) are four units with approximately 528,000 BTUs each and estimated to be 78% efficient. The village will be able to replace the four units with three smaller units that are 95% efficient. In order to replace the four units with only three, the village had to hire an engineer to design a new boiler system to allow for sufficient heating during the coldest of winter days and obtain state approval.

The engineer's design was completed and submitted to the state for approval within the past 2-3 weeks. The state approved replacing the four 528,000 BTU units with 2 units at 399,000 BTUs and one unit at 260,000 BTUs.

The smaller 260,000 unit will allow considerable savings of energy during the spring and fall months when heating needs are lower. This unit uses much less energy when starting and maintaining temperatures during low demand periods.

The village will be purchasing the boilers directly from TSI. By making the purchase directly, the village will save sales taxes on the purchase (since the village is tax exempt) as the vendors would have to pay the sales taxes at the time of purchase from TSI. Total sales tax savings will be \$1,305.

Gary Klinka, Building Inspector, has been working with the design engineer and contractors in order to obtain and distribute the proposal specifications. The village contacted seven vendors seeking proposals for this project but only three returned proposals. The following three proposals were returned to the village:

<u>Vendor</u>	<u>Amount</u>
A&J Mechanical	\$43,788
IdealAir	\$53,553
Thompson Sheet Metal	\$70,224

The controls needed for this system were not included with the requests as staff desired to have our existing vendor perform the control work since they will be performing annual servicing of the system. The controls for the new boilers will total \$7,483 and controls needed to tie in the boilers, the air conditioning and both side of the building (the 1992 addition and the 2003 addition have two different systems) will be \$10,877. The engineer's cost of services is \$2,800. The total amount to be spent on this project will be \$64,948 (\$43,788 + \$7,483 + \$10,877 + \$2,800), \$55,052 below the budget amount.

**FISCAL IMPACT:**

Is There A Fiscal Impact?                      Yes  
Is it Currently Budgeted?                      Yes - \$120,000 expense, plus \$25,000 grant funding  
1. If Budgeted, Which Line?                  Capital Outlay

**STAFF RECOMMENDATION**

Staff recommends the board approve the proposal from A&J Mechanical for \$43,788 and the following motion could be made:

*"I move to approve the proposal from A&J Mechanical for \$43,788 to purchase and install 3 new boilers for village hall."*

**POLICY ALTERNATIVE(S)**

The Village Board could take the following actions:

- Take no action
- Select a different proposal
- Table the item

**ATTACHMENTS**

- I. Proposals from the three vendors
- II. Proposals for control work from A&J Mechanical



Plumbing – Heating – Air conditioning – Process Piping – HVAC Service

1561 Brookfield Ave F6 Green Bay, WI 54313

Phone : 920/662-9921

Fax : 920/662-9931

**PROPOSAL**

**April 2, 2013**

**Village of Howard**

**Quote: GB49-2013**

**Attn: Gary Klinka**

**Site: Village Public safety  
building**

Thank you for allowing us to submit the following estimate for the above-captioned location.

**Replace existing boilers and water heaters with new IBC equipment per Bid spec**

Provide the necessary labor and materials to replace the following item:

- Valve off and drain existing system.
- Remove existing Boilers and piping per bid spec
- Move existing water heater and temp until new boilers are ready to be piped to new tank.
- Demo electrical per spec
- Demo existing venting , combustion air fan and ductwork per spec
- Install new IBC boilers, Piping , Pumps and tank per Bid spec
- Install new boiler venting and combustion air piping per bid spec
- **The Village of Howard to purchase the boilers, tank, Pumps and associated valves direct from TSI to save on the taxes.**
- Seal roof penetrations, work to be done by roofing company.
- Run electrical to new boilers and pumps.
- Pressure test the new piping and fill. Bleed air from the system.
- Insulation all new piping.
- Configure new boilers to except the existing EMS signal for reset
- Perform boiler start up and combustion testing.
- Submit all paper to the state of Wisconsin for final inspection.
- Provide one year warranty.

Total	\$43,788.00
Owner Purchase equipment Cost	-\$23,728.00
<b>Total with equipment cost deduction</b>	<b><u>\$20,060.00</u></b>

All work to be done on a straight time basis unless otherwise specified, and will be performed in a first class workmanlike manor.

Our terms are thirty (30) days net upon invoicing, and 1 ½-% per month service charge will be added to all delinquent accounts.

**Note:** Specifically excluded from proposal is any/all work associated with hazardous, toxic, or contaminated materials. This shall include but not be limited to lead and inorganic arsenic.

**Note:** We reserve the right to review this quotation thirty (15) days from date appearing on this letter.

We await the opportunity to discuss our proposal or your valued order to proceed as outlined.

Very truly yours,  
**A & J Mechanical**

**Robert Gonzalez**  
**Vice President**

# Proposal

## IDEALAIR

Heating & Cooling, Inc.

1396 Plane Site Blvd.

De Pere, WI 54115

(920)336-5551

(920)336-5512 – Fax

Name: VILLAGE OF HOWARD	Phone: (920) 434-5560 FAX: (920) 434-4643
Address: 2456 GLENDALE AVE	Job Name: BOILER SYSTEM
City, State, Zip: HOWARD, WI 54313	Job Location:
Date: 4/3/13	Attn: GARY KLINKA

We are pleased to quote you on the installation of a new boiler system for your building. Below are some of the items included in our proposal.

- (2) IBC HIGH EFFICIENCY MODULATING BOILERS MODEL SL 80-399
- (1) IBC HIGH EFFICIENCY MODULATING BOILER MODEL SL 45-260
- (1) IBC 80 80 GALLON INDIRECT WATER HEATER
- ALL BOILER SPECIALTIES PER YOUR DRAWING
- ALL NECESSARY PIPING AND FITTINGS
- ALL GAS LINES AND VENTING OF PVC THROUGH ROOF
- ALL ROOFING WORK TO REMOVE OLD CHIMNEY AND FRESH AIR
- INSULATE ALL PIPING TO MATCH EXISTING
- ALL LINE VOLTAGE ELECTRICAL WORK
- DEMO OF OLD BOILERS AND ASSOCIATED PIPING NOT USED

**YOUR PRICE: \$ 53,553.00** - 25,056<sup>00</sup> = 28,497

NOTE: IF VILLAGE PURCHASES BOILERS AND ACCESSORIES **DEDUCT: \$25,056.00**

NOTE: WE WILL KEEP DOWN TIME OF WATER FOR DOMESTIC USE TO (1) DAY

### NOT INCLUDED:

- CONTROLS
- LOCAL PERMIT FEE
- STATE PLAN FEES
- REMOVAL OF HOUSEKEEPING PADS

*Thank you for allowing us to bid on this work for you!*

- Upon acceptance of this bid, please sign & return one copy -

Add 4% if paid by Visa/Mastercard

Visit our website at [www.idealair.com](http://www.idealair.com)

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: JIM MANDERS

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications

Signature \_\_\_\_\_

and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date \_\_\_\_\_





Plumbing – Heating – Air conditioning – Process Piping – HVAC Service

1561 Brookfield Ave F6 Green Bay, WI 54313

Phone : 920/662-9921

Fax : 920/662-9931

**PROPOSAL**

**March 29, 2013**

**Village of Howard**

**Quote: GB50-2013**

**Attn: Gary Klinka**

**Site: Village Public safety  
building**

Thank you for allowing us to submit the following estimate for the above-captioned location.

**Control system re-work to control new boilers (IBC)**

Provide the necessary labor and materials to replace the following item:

- Remove old control components before the mechanical contractor starts work. Failure to do this before the contractor starts can cause controller damage.
- Remove existing wiring and conduit not needed.
- Run new conduit for new control wiring.
- Pull new control wire to each boiler and sensor location.
- Pull new control wire and CT to new water heater pump.
- Work with mechanical contractor or if they are unwilling to install sensor taps we will install sensor taps for HWS sensors each boiler.
- Terminate and test all new connections.
- Change program to meet the new boiler sequence along with monitoring points.
- Commission new work.
- In fall when the boilers come back on line debug the control program.

**Total**

**\$7,483.00**



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1561 Brookfield Ave F6 Green Bay, WI 54313

Phone : 920/662-9921

Fax : 920/662-9931

### **PROPOSAL**

**March 29, 2013**

**Village of Howard**

**Quote: GB48-2013**

**Attn: Chris Haltom**

**Site: Village hall/ Public safety**

Thank you for allowing us to submit the following estimate for the above-captioned location.

#### **Energy Management controls integration**

Provide the necessary labor and materials to replace the following item:

- Install one new Tridium Jace 6 front controller which will provide all system graphical interface for customer single source control from any building computer with the IP address and password.
- The goal of this new control is to combine both CSI and Lon Spec controls under one graphical control for easy end user operation. This will control the system schedule, temperature control and monitoring, and remote trouble shooting.
- The new Jace would be installed in the room which holds the community items. The Jace would be wired back into the buildings router. New wiring from the Jace to the CSI control system would be installed.
- System graphics would be created for the building equipment for the end users operation.
- Both systems control points to be linked back to the new Jace.

- Once the Jace is installed and communicating with both systems, the system would be commissioned.
- The system would be monitored and debugged once the commissioning was done.
- System training would be provided for Chris and any other Village employee selected. User names and passwords would be

**Total** **\$10,877.00**

All work to be done on a straight time basis unless otherwise specified, and will be performed in a first class workmanlike manor.

Our terms are thirty (30) days net upon invoicing, and 1 ½-% per month service charge will be added to all delinquent accounts.

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