

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #204 (2004-2005)

March 28, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: REPORT OF EMERGENCY PROCUREMENT: FIRE LAKE
BOILER REPLACEMENT

PERTINENT FACTS:

In accordance with District School Board Policy 725.23, Emergency Construction Projects, the District awarded on February 18, 2005 the Fire Lake Elementary School Emergency HVAC Upgrade Project to Udelhoven Oilfield System Services, Inc. in the total award amount of \$221,757. The emergency was the failure of one of the two boilers at Fire Lake Elementary School which created the possibility of serious damage to the facility if the weather turned cold and/or second boiler were to fail.

The two existing Weil-McLain Model 86 boilers at Fire Lake Elementary are twenty years old. In October 2004, one of the Fire Lake Elementary boilers failed, leaving only one operable boiler at the facility. Weil-McLain no longer supports these boilers with repair parts unavailable.

The remaining boiler at the site is sized to meet 70 percent of the building's heating needs and could not maintain sufficient building temperatures in the event of colder outside temperatures. Failure of this second boiler would have left the facility with no available heating plant and at the risk of immediate substantial property damage. For this reason the Director of Purchasing, at the request of the Director of Facilities, made the administrative determination that this project met the requirements for Emergency Procurement.

This project removes both the failed and remaining operable boilers from Fire Lake Elementary and replaces them with boilers salvaged from the Old Dimond High School. The removed operable Model 86 boilers will be retained by the District for spare repair parts for other District locations where the Weil-McLain

Model 86 boilers are still present. The project also includes supporting upgrades and modifications of the building's heating and ventilation system to accommodate the installed boilers.

CMH Consultants has provided engineering services for this project, including preparation of the bid documents.

Due to the emergency nature of this project, the bid time was reduced to ten days and the contract was awarded without Board approval. Due to inconsistencies in stated bidder qualifications and past performance of the lowest responsive bidder on other public projects, this contract was not awarded to the lowest bidder. Udelhoven Oilfield System Services was the second lowest responsive bidder for the project and was awarded the contract (Attachment A).

BUDGET SUMMARY

Design	\$ 10,000
Construction	221,757
Construction Contingency	14,000
Other Project Costs	<u>20,406</u>
Total Project Funding	\$ 266,163

CERTIFICATION OF FUNDS:

Funds Description:

- (03) Capital Project Funds
- (00312201) 2002 Bond Authorization
- (00312601) 2004 Bond Authorization
- (3126009) B04 DW Mechanical
- (3122009) B02 DW Mechanical
- (5200) Contracts

<u>Fund Source:</u>	<u>Fund</u>	<u>Funding Source</u>	<u>Funding Control</u>	<u>Account Code</u>	<u>Amount</u>
Fire Lake	03	00312601	3126009	21540-5200	\$105,687
Districtwide	03	00312201	3122009	21543-5200	\$116,070
				Total	<u>\$221,757</u>

CC/GV/RA/PC/JA/MF/JB/CH/jg

Attachment

Prepared by: Christopher Hodgin, Project Manager
Anthony Friel, Project Manager
Michael W. Franks, Construction Manager – Major Maintenance
Jan Anderson, Contracting Coordinator
Pamela K. Chenier, Director of Purchasing/Warehouse
Amsden, Ray, Director of Facilities

Approved by: George Vakalis, Assistant Superintendent of Support Services

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ABSTRACT OF BID

Commodity or Service:	Fire Lake Elementary School HVAC <u>Upgrades</u>
Bids Opened:	3:30 P.M., Anchorage Time <u>February 8, 2005</u>
Number of Invitations Sent:	<u>Thirty-Four (34)</u>
Number of Responsive Bids Received:	<u>Eight (8)</u>
Number of Non-Responsive Bids Received:	<u>None (0)</u>
Number of "NO BIDS" Received:	<u>None (0)</u>
Advertising Date:	Anchorage Daily News <u>Jan. 28,29,30, 2005</u>
Prebid Conference Held:	10:00 A.M., Anchorage Time <u>January 31, 2005</u>
Addendum Issued:	<u>N/A</u>

ANCHORAGE SCHOOL DISTRICT
PURCHASING DEPARTMENT
Contracting Section
1301 Labar Street
Anchorage, Alaska 99515

TABULATION OF BIDS

Opened: February 8, 3:30 P.M., Anchorage Time

Invitation: Fire Lake Elementary School HVAC Upgrades

VENDORS

- | | |
|---|---|
| 1. Goertz Construction Inc
PO Box 220329
Anchorage, AK 99522 | 5. Norcoast Mechanical
6136 Mackay Street
Anchorage, AK 99518 |
| 2. Consolidated Contracting & Engineering

2440 E. Tudor Rd. #1139
Anchorage, AK 99507 | 6. Mechanical Construction & Consulting,
Inc.
PO Box 222325
Anchorage, AK 99522 |
| *3 Little Susitna Construction Company, Inc
821 N Street, Suite 207
Anchorage, AK 99501 | 7. Klebs
2261 Cinnabar Loop
Anchorage, AK 99507 |
| 4. CYS Management Services Inc.
1206 East 76 th Ave.
Anchorage, AK 99510 | 8. Udelhoven Oilfield Systems Services, Inc.
184 E. 53 rd Ave.
Anchorage, AK 99518 |

DESCRIPTION	Est	1	2	3	4	5	6	7	8
Base Bid		197,3200	204,4440	165,8680	176,0120	271,6000	197,3220	187,0000	171,9500
Assignment – Siemens Building Tech. DDC Control System	49,807	49,807	49,807	48,807	48,807	49,807	49,807	49,80	49,807
Recommend for Award		247,127	254,251	214,675	224,819	321,407	247,129	236,807	221,757

*Low bidder did not meet performance requirements.