



**IRONWOOD**

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CITY OF IRONWOOD  
MICHIGAN

SPECIFICATIONS

AND

RELATED DOCUMENTS

FOR

CITY OF IRONWOOD

REPLACE BOILERS, HVAC SYSTEM CONTROLS,  
AND RTU SYSTEM, AT MEMORIAL BUILDING

2023

## **BID ADVERTISEMENT**

The City of Ironwood is soliciting three separate bids for replacement of two (2) boilers, HVAC System Controls, and Roof Top Unit (RTU) System at the Ironwood Memorial Building in the City of Ironwood Michigan. Contractors may choose to bid on one of the projects, or multiple of the projects. Contractors must separate their bids as discussed herein and each of the three projects will be evaluated separately.

The Ironwood City Clerk in the Memorial Building, Ironwood, Michigan 49938, will receive sealed offers until 2:00 P.M. (cst) on Monday, January 23, 2023, at which time the bids shall be read aloud.

Bid Documents may be obtained from the City Clerk, Memorial Building, 213 S. Marquette Street, Ironwood, Michigan 49938, (906) 932-5050 or by visiting [www.ironwoodmi.gov/government/projects](http://www.ironwoodmi.gov/government/projects).

The City reserves the right to accept or reject any and all bids.

Jennifer L. Jacobson  
City Clerk

Legal Ad

Please Run: January 5<sup>th</sup> and 12<sup>th</sup>, 2023

**Proposal for replacement of:  
(Please check which of the following you are bidding)**

**Two (2) Boilers: \_\_\_\_\_**

**HVAC System Controls: \_\_\_\_\_**

**RTU System: \_\_\_\_\_**

**With Bids Received Until 2:00 P.M. C.S.T. on Monday,  
January 23, 2023.**

**PROPOSAL OF: \_\_\_\_\_ Company Name**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Address**  
**Phone**

**Locations: Ironwood Memorial Building  
213 S. Marquette St.  
Ironwood, MI 49938**

**Completion Date: September 1, 2023**

**Notice to Bidders:** In submitting your Bid, you must complete a proposal.

**SPECIAL PROVISIONS**

**1. Consideration of Proposals**

- (a) One Contract will be awarded to the lowest responsive and responsible bidder based on the total bid price for all items. The City reserves the right to accept or reject any or all bids and to waive technicalities as may be deemed best for the interests of the City of Ironwood.

**2. Requirements for Performance Security and Payment Security.**

- (a) The successful bidder, at the execution of the contract, shall furnish security to guarantee faithful performance of the contract in the amount of 100% of the total contract price.
- (b) The successful bidder shall also furnish security to guarantee payment to all persons supplying labor or materials in the performance of the contract in the amount of 100% of the total contract price.
- (c) Security may be in the form of a performance bond and payment bonds, postal money order, certified check or cashier's check.
- (d) Upon completion of project the contractor shall provide lien waivers from all contractors and suppliers.
- (e) A 5% bid bond shall be included with the bid submitted.

**3. Commencement, Execution and Completion of Work**

- (a) The Contractor shall be required to complete work under this Contract by **September 1, 2023.**
- (b) Execute the work diligently.
- (c) Working hours are between 7:30 A.M. and 4:00 P.M.
- (d) A work schedule shall be provided and approved by a City Representative A minimum of 48-hour notice shall be given prior to beginning work.
- (e) No work shall be done on Saturday's or Sunday's unless approved in advance by a City Representative.
- (f) The contractor shall coordinate all work closely with the City Representative.

**4. Failure to Complete Work Within Contract Time**

If the Contractor fails to prosecute the work, or any separate part thereof with such diligence as will ensure its completion within the time specified in this contract, fixed and agreed

Liquidated Damages will be assessed for each calendar day of delay until the work is completed and accepted.

Work to be Completed By:

**September 1, 2023**

Daily Charge

\$200.00

## **5. Warranty**

The contractor shall be responsible for any and all defects that may develop in any part of the entire work or materials furnished by him/her. Upon written notice of the City of Ironwood, the contractor shall immediately replace and make good, without expense to the owner, any material or workmanship.

## **6. Maintaining Traffic**

- (a) One lane shall always remain open to Local Traffic .
- (b) The contractor shall provide, operate, and maintain all traffic control signs where required. All traffic and pedestrian control shall be the responsibility of the contractor.

## **7. Clean Up**

The contractor shall always keep work areas free from accumulations of waste material or rubbish . Upon completion of work, the contractor shall remove all waste, tools, equipment, and surplus materials from all work areas.

## **8. Additional Responsibilities**

The contractor, employees, or representatives of the contractor, shall conduct themselves in a professional manner. The contractor shall make a reasonable attempt to notify residents or business of any interruption of normal services.

## **9. Definitions**

- (a) Project Title: Replacement of Boilers, HVAC Controls, and Roof Top Units
- (b) Calendar Day: Every day shown on the calendar, Saturday's, Sundays, and Holidays included.
- (b) City Representatives designated for the administration of this contract shall be:

Jennifer Jacobson, City Clerk – 906-932-5050 ext. 121  
Dennis Hewitt, Building Inspector – 906-932-5050 ext. 115  
Paul Anderson, City Manager – 906-932-5050 ext. 116

## **10. Explanation of Bid Items**

Contractor shall be responsible to obtain all necessary permits and be in compliance with all applicable federal, state, and local laws, rules and regulations.

# **BIDDING REQUIREMENTS, CONDITIONS AND CONTRACT ADMINISTRATION**

## **1. Competency of Bidders**

The City Manager reserves the right to select bidders and may refuse to issue a proposal to any individual, partnership, firm or corporation based

upon but not limited to one or more of the following facts:

- (1) For having defaulted on previous contracts.
- (2) For having preformed similar work in an unsatisfactory manner.
- (3) When in the City Manager's judgment, the bidder does not have the required experience in the class of work bid on, fails to have the proper labor and equipment, or fails to have sufficient capital or quick asset to finance the work.

## **2. Interpretation of Estimates, Specifications, Special Provisions and Site of Work**

The estimated quantities on the proposal are approximate only and given as a basis to compare bids. The City does not assume any responsibility that these quantities will remain unchanged in actual construction. The bidder is required to examine carefully the site of work, plans, specifications, and contract form for the proposed work. It will be assumed that he has judged for and satisfied himself as to the conditions to be encountered, as in the work, materials furnished, and in the above documents. The bidder is assumed to have familiarized himself with the Federal, State, and Local laws, which may affect the work, workers, or materials furnished.

## **3. Delivery of Proposal**

Each proposal must be submitted in a sealed envelope with the bidders name and address on the outside of the envelope. All proposals must be received on or before the hour stated in the advertisement. More than one proposal for the same project from an individual, partnership, firm, or corporation will not be considered. Faxed bids shall not be accepted. Email proposals will be accepted and shall be emailed to Jen Jacobson @ [clerk@ironwoodmi.gov](mailto:clerk@ironwoodmi.gov).

## **4. Public Opening of Proposals**

Proposals will be opened publicly and read aloud at the hour, date, and place set in the advertisement.

**REQUIRED INSURANCE**

- (a) Workmen’s Compensation Insurance – The Contractor, prior to the execution of the Contract, shall file a certification that the Contractor carries Worker’s Compensation Insurance.
  
- (b) Bodily Injury and Property Damage Insurance – The Contractor prior to execution of the Contract, shall file with the City of Ironwood copies of completed certificates of insurance, as evidence that the Contractor carries adequate insurance to afford protection against all claims for damages to public or private property and injuries to persons, arising out of and during the progress of work. The minimum limits of insurance shall be as follows:
  - (c) General Liability  
Bodily Injury and Property Damage Liability:  
Each Occurrence.....\$1,000,000  
Aggregate.....\$2,000,000
  
  - (d) Automobile Liability Insurance (Comprehensive Form)  
Bodily Injury Liability:  
Each Person..... \$ 500,000  
Each Occurrence.....\$1,000,000  
  
Property Damage Liability:  
Each Occurrence.....\$1,000,000  
  
Combined Single Limit for Bodily Injury and Property Damage Liability:  
Each Occurrence.....\$2,000,000
  
- (e) The requirements for 1 and 2 above, may be met through an Umbrella Policy.
  
- (f) Owners Protective Liability. Bodily injury and property damage protection, including general supervision of work performed, shall be extended to the City of Ironwood employees and agents. The minimum limit shall be \$1,000,000.

## NOTICE TO HVAC CONTROL CONTRACTORS

The City of Ironwood will receive sealed bids at the Clerk's office, City Hall, 213 S. Marquette St., Ironwood, MI 49938 until 2:00 pm. CST, Monday January 23<sup>rd</sup>, 2023. Bids are to furnish and install new DDC controls.

The specifications bid form must be completed in full and returned as part of the bid. Envelopes must be marked "HVAC Controls Bid"

Any questions or clarifications needed in reference to the specifications should be directed to Jason Alonen, Assessor/Code Enforcement Officer at (906) 932 5050 x123 or email [alonenj@ironwoodmi.gov](mailto:alonenj@ironwoodmi.gov) by 1/17/23. If needed, a bidding addendum will be sent out to all known bidding contractors.

The City reserves the right to accept or reject any and all bids in the best interest of the city.

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The City of Ironwood is looking for bids from qualified control contractors to replace the existing Barber Colman Control system, the bid should include:

- General: The control system shall consist of a high-speed, peer-to-peer, BACnet Testing Labs listed network of DDC controllers, all of the same family and manufacturer, residing and communicating on a BACnet IP (Internet Protocol) and/or BACnet over Ethernet network. All operator workstation/server software shall also be BTL listed at time of bidding. The system software shall combine engineering and user functionality into a singular instance interface, (no dissimilar manufacturers), be server based and accessible via the owner's network portal to the internet.
- Users will interface with the system network via dashboard style multi-tasking dynamic color graphics. Access and manipulation of the system must be available via ALL of the following media and devices: current versions of Windows, Android and Apple OS devices operating in workstation, tablet or smartphone device platforms.
- The dashboard style package interface shall be of the same manufacturer as the controller manufacturer and have pre-built dashboard "widgets" as well as support custom dashboard widget development, as well as audit log, alarm management, trending graphics, remote access, set point adjustment, schedule changes, calendar changes, point overrides over the Owner's WAN and the Internet.
- The system shall incorporate all owner-defined, specified herein collected data as well as derived virtual data, (examples: building environmental, weather, utility, attendance and comparison data ) and represent the information in a non-text, graphic form such as charts, graphs and other standard representations that various financial and operational personnel can utilize.
- Each mechanical system, building floor plan, control device, and energy meter will be depicted by point-and-click real-time dynamic graphics as well as standard information tree format.
- The system shall match and expand the existing Delta Controls System. All new panels and software must communicate seamlessly as part of the existing Delta Controls network and use the existing programming, setup and graphical interfacing tools. The new panels will exchange data and accept all editing commands from the existing Delta Controls Operator Workstation as well as enteliWEB™ dashboard interface.
- The base bid shall be Delta Controls. Other manufacturers may bid subject to meeting all requirements of the specification and receiving approval from the owner 30 days prior to bid. A comparison of the alternate system to the base bid system must be submitted 45 days prior



NOTICE TO HVAC CONTROL CONTRACTORS

to bid for review process. If approved, other manufacturer's bids shall be shown as an add or deduct from the base bid on the bid form. Include project references with contact information for at least three installations of the proposed system with the request for approval package.

- Provide and install new temperature sensors, thermostats, and relays.
- Product Data and Shop Drawings: Contractor shall provide shop drawings or other submittals on all hardware, software, and installation to be provided.
- A schematic diagram for all control wiring, communication wiring and power wiring shall be provided. Provide a schematic drawing of the central system installation.
  
- Complete installation, necessary wiring, startup and commissioning.
- Engineering, programming & software with graphics.
- One year warranty on parts and labor.

Scope of work should include:

- Replace existing microzone MZ-1 through MZ-13 with new controllers.
- Replace existing micronet vav controllers V-1 through V-13
- Existing valves and actuators will be reused, contractor to provide a quote on any valves or actuators found to be bad during checkout.
- Provide 4 hours of owner training.
- Installing contractor responsible for removal of materials and final clean up.
- **All work to be undertaken must be performed by a State of Michigan licensed contractor.**
- **All installations must meet state, local and national building codes, mechanical and electrical codes.**
- **The contractor is responsible for examining all existing conditions and incorporating new scope of work accordingly. No allowances or extra payment will be made due to contractor failure to examine site and fully discern working conditions.**
- Provide a minimum warranty for labor and materials supplied of 1 year from date of equipment startup, not to exceed 18 months from date of factory shipment.
- Provide an Alternate # 1 price to provide and install two 7.5 hp variable frequency drives for system pumps P1 & P2, pricing to include power wiring and control wiring to modulate pumps based on heating demand.

DATE: \_\_\_\_\_

FIRM: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

NAME OF REPRESENTATIVE: \_\_\_\_\_

Please print

Total Bid Price:\$ \_\_\_\_\_ Dollars

Dollar amount in words

Alternate # 1 Bid Price:\$ \_\_\_\_\_ Dollars

Dollar amount in words

## NOTICE TO HVAC MECHANICAL CONTRACTORS

The City of Ironwood will receive sealed bids at the Clerk's office, City Hall, 213 S. Marquette St., Ironwood, MI 49938 until 2:00 pm. CST, Monday January 23<sup>rd</sup>, 2023. Bids are to furnish and install new boilers and boiler pumps. The specifications bid form must be completed in full and returned as part of the bid. Envelopes must be marked "HVAC Boiler Bid"

Any questions or clarifications needed in reference to the specifications should be directed to Jason Alonen, Assessor/Code Enforcement Officer at (906) 932 5050 x123 or email [alonenj@ironwoodmi.gov](mailto:alonenj@ironwoodmi.gov) by 1/17/23. If needed, a bidding addendum will be sent out to all known bidding contractors.

The City reserves the right to accept or reject any and all bids in the best interest of the city.

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The City of Ironwood is looking for bids from qualified mechanical contractors to replace two boilers, the bid should include:

- 2 Thermal Solutions AMP-2000 Natural Gas, Condensing Boiler (97%) Efficiency, 2000 mbh in/1940 mbh out Full Modulation.
- 2- Taco 1935 2"X2" Inline 3/4hp 3 Phase 120gpm@13ft.

Scope of work should include:

- Drain down of existing hot water system as required. Use isolation valves to limit water removal.
- Removal of (2) existing Patterson Kelley Thermific hot water Boilers. Each existing boiler is a category I vented appliance rated for 1,900MBH input firing natural gas. All necessary demo work is to be carried out by contractor.
- Increase pad size to accommodate new boiler foot print.
- Furnish and install two boilers: 2 Thermal Solutions AMP-2000 Natural Gas, Condensing Boiler (97%) Efficiency, 2000 mbh in/1940 mbh out Full Modulation, coiled stainless steel heat exchanger, stainless steel mesh burner, variable speed combustion blower, negative reduction gas valve, supply and return temperature sensors, flue gas temp sensor, outdoor air temp sensor, front mounted terminal switch, line voltage junction box, polypropylene condensate trap, pressure relief valve.
- Furnish and install boiler primary supply pumps, suitable for each of the boilers provided. (Available power 208/3/60)
- 2- Taco 1935 2"X2" Inline 3/4hp 3 Phase 120gpm@13ft
- Factory Start-Up and Owner Training
- In order to limit annual maintenance costs for the owner no packaged boiler assemblies will be allowed that incorporate multiple burners, multiple combustion blowers or multiple flame safeguard devices in one boiler.
- Supply electrical services to wire new power and control wiring to the boilers and boiler primary pumps, including pump motor starters, isolation relays and low voltage wiring between the boilers. Provide and install electrical disconnects as required per NEC code.
- Install emergency boiler shut off switch at boiler entrance to shut down boilers in case of emergency, switch to be labeled "BOILER EMERGENCY SHUTDOWN"
- Install necessary wiring and sensors for new boilers to be controlled from existing Delta Controls DDC system contact Paul Kreiling at Automated Comfort Controls at 920-378-2440 ex. 4.

## NOTICE TO HVAC MECHANICAL CONTRACTORS

- Venting of new boilers to route as dictated by boiler design and option (below). Use only agency approved boiler vent materials.
- Boiler intakes for sealed combustion boilers will be connected to the intake air plenum in the south wall of the boiler room. Intake venting and sheet metal work (including supports and building attachments) are the responsibility of the installing contractor.
- Boiler exhaust will be piped through the south wall intake grill and up the wall to extend above the roof, using only manufacture approved material.
- The installing contractor will remove venting and install a cap in the tee above the hot water heaters.
- Provide condensate neutralizer and piping to a floor drain for each boiler.
- Any roof work required to install exhaust venting is the responsibility of the installing contractor.
- Gas piping for new boilers (the existing regulator will be replaced by the contractor, 7" w.c. gas pressure supply).
- Piping of hot water supply and hot water return to each boiler as required to be schedule 40 steel pipe.
- All required isolation valves and triple duty valves as are necessary to properly install and service the boilers will be provided and installed by the contractor.
- Insulation of new hot water piping as required to be installed by contractor.
- Fill, clean and flush of system piping as required (isolate the boilers from the system during chemical flushing)
- Fill and venting of boiler system as required.
- Chemical inhibitor for boiler system as required by the boiler manufacturer.
- Line voltage electrical work for new boilers and pumps as required.
- Installing contractor responsible for removal of materials and final clean up.
- **All work to be undertaken must be performed by a State of Michigan licensed contractor.**
- **All installations must meet state, local and national building codes, mechanical and electrical codes.**
- **ALL permitting and licenses required for installation of new boilers, as well as arrangement for authorized inspection, are the responsibility of the installing contractor.**
- **The contractor is responsible for examining all existing conditions and incorporating new scope of work accordingly. No allowances or extra payment will be made due to contractor failure to examine site and fully discern working conditions.**
- **Any structural evaluation or modification for all penetrations are the responsibility of the contractor.**
- Provide factory authorized boiler start up and owner training on the same day/ site visit.
- Provide a minimum warranty for labor and materials supplied of 1 year from date of equipment startup, not to exceed 18 months from date of factory shipment of boilers.
- Any asbestos removal is the responsibility of Ironwood City Municipal properties management.

NOTICE TO HVAC MECHANICAL CONTRACTORS

- Provide an Alternate # 1 price to replace the two 7.5 hp system pumps P1 & P2 with new suction and discharge flex connectors.

DATE: \_\_\_\_\_

FIRM: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

NAME OF REPRESENTATIVE: \_\_\_\_\_

Please print

Total Bid Price:\$ \_\_\_\_\_

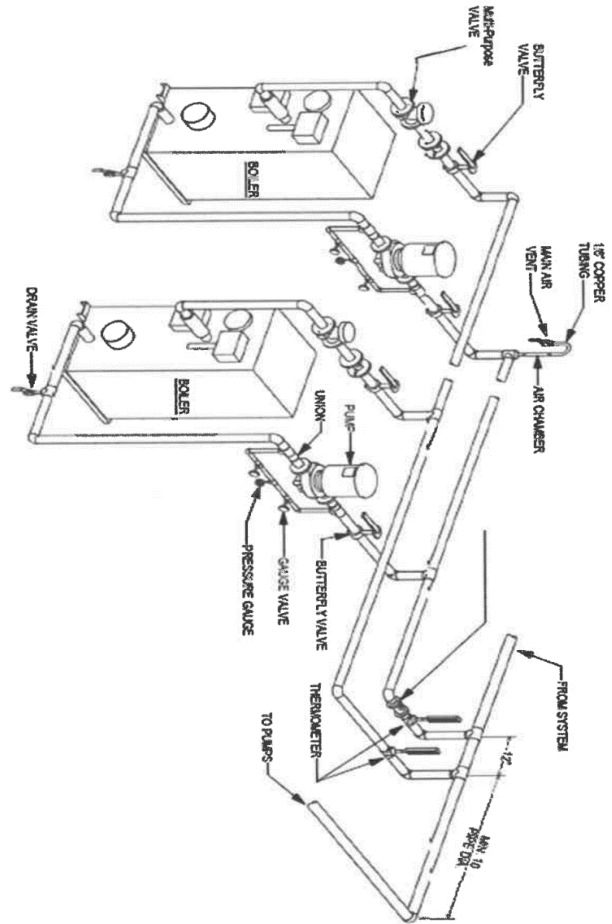
\_\_\_\_\_ Dollars  
Dollar amount in words

Alternate # 1 Bid Price:\$ \_\_\_\_\_

\_\_\_\_\_ Dollars  
Dollar amount in words

NOTICE TO HVAC MECHANICAL CONTRACTORS

Typical Boiler Piping Diagram:



NOTICE TO HVAC CONTRACTORS

The City of Ironwood will receive sealed bids at the Clerk's office, City Hall, 213 S. Marquette St., Ironwood, MI 49938 until 2:00 pm. CST, Monday January 23<sup>rd</sup>, 2023. Bids are to furnish and install new RTU 2 Systems.

The specifications bid form must be completed in full and returned as part of the bid. Envelopes must be marked "HVAC RTU 2 Bid"

Any questions or clarifications needed in reference to the specifications should be directed to Jason Alonen, Assessor/Code Enforcement Officer at (906) 932 5050 x123 or email [alonenj@ironwoodmi.gov](mailto:alonenj@ironwoodmi.gov) by 1/17/23. If needed, a bidding addendum will be sent out to all known bidding contractors.

The City reserves the right to accept or reject any and all bids in the best interest of the city.

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The City of Ironwood is looking for bids from qualified Hvac contractors to replace the existing roof top unit 2 system, the bid should include:

- General: Replace existing Carrier model no. 581BPV120250AAPA roof top unit with new unit.
- One year warranty on parts and labor.

Scope of work should include:

- Replace existing Carrier roof top unit with new unit labor and materials.
- New curb with ductwork as necessary.
- Power wiring using existing circuit, contractor to verify new unit requirements.
- Install necessary wiring and sensors for new roof top unit to be controlled from existing Delta Controls DDC system contact Paul Kreiling at Automated Comfort Controls at 920-378-2440 ex. 4.
- Installing contractor responsible for removal of materials and final clean up.
- **All work to be undertaken must be performed by a State of Michigan licensed contractor.**
- **All installations must meet state, local and national building codes, mechanical and electrical codes.**
- **The contractor is responsible for examining all existing conditions and incorporating new scope of work accordingly. No allowances or extra payment will be made due to contractor failure to examine site and fully discern working conditions.**
- Provide a minimum warranty for labor and materials supplied of 1 year from date of equipment startup, not to exceed 18 months from date of factory shipment.

DATE: \_\_\_\_\_

FIRM: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

NAME OF REPRESENTATIVE: \_\_\_\_\_

Please print

Total Bid Price:\$ \_\_\_\_\_

\_\_\_\_\_ Dollars

Dollars amount in words