

Rural Alaska Community Action Program, Inc.

IFB WX22-ANC01

**Heating System Replacement Services
Anchorage, AK**

Closes 4:30 p.m., April 29, 2022

This Bid Invitation, consists of the following listed documents which will form the "Contract Document" and which shall represent the complete understanding of the parties with respect to the matters involved therein and which may not be changed except by a written document signed by RurAL CAP and the contractor involved.

RurAL CAP anticipates awarding the main contract to the preferred contractor, based on qualifications and cost. Additional contract(s) will be awarded as needed to the next most qualified contractor(s). RurAL CAP estimates the total contracts will be approximately \$150,000.00

Funding is provided by the U.S. Department of Energy (DOE), LIHEAP and the Alaska Housing Finance Corporation (AHFC).

Proposals must be received via emailed to wkarge@ruralcap.org prior to **4:30 P.M., A.D.S.T. on 04/29/2022**. All proposals must include the project reference, **IFB WX22-ANC01 Heating** and be labeled **Attn: Wayne Karge**. Proposals received after the time specified will be returned to the proposer unopened.

A Pre-proposal conference will not be held. All questions regarding this proposal should be emailed prior to April 25th, 2022 at 4:30 P.M. to Wayne Karge wkarge@ruralcap.org Responses to questions will be emailed to all parties who have received proposals and who have registered their email address.

Email questions to: Wayne Karge wkarge@ruralcap.org

Subject: Heating System Replacement Services IFB

Proposals are encouraged from minority, women, American Indian/Alaska Natives, & small, disadvantaged enterprises.

RurAL CAP reserves the right to reject any and all proposals and waive informalities in procedures.

Sincerely,

Darrel Behymer, CPP
RurAL CAP Purchasing Coordinator

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1. General Information
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SECTION 1: GENERAL INFORMATION

1.1 Purpose

The RurAL Alaska Community Action Program, a nonprofit agency providing state wide social services is requesting Proposals from qualified, local and proven mechanical contractors to provide Heating and Hot Water System Replacement Services to qualified Mobile Homes, Single Family Homes, Condos and Multiplexes that are owned by qualified low income owners in the Municipality of Anchorage. The services will be administered through RurAL CAP's weatherization program.

This project is the result of a funding provided by the U.S. Department of Energy (DOE), LIHEAP and The State of Alaska in conjunction with Alaska Housing Finance Corporation (AHFC).

1.2 Background

The successful team must have extensive experience in Heating System Replacement Services and have been in business for a minimum of at least 5 years in Alaska

The successful team will be expected to dedicate a significant amount of the firm's resources and time to meet the completion schedule for this project(s).

1.3 Preparation Costs

RurAL CAP shall not be responsible for IFB preparation costs, nor for costs including attorney's fees associated with any (administrative, judicial or otherwise) challenge to the determination of the highest ranked proposer and/or award of a contract and/or rejection of proposal. By submitting a proposal each proposer agrees to be bound in this respect and waives all claims to such costs and fees.

SECTION 2: RULES GOVERNING COMPETITION

2.1 Examination of Proposals

Proposers are encouraged to thoroughly review the complete IFB package prior to preparing and submitting a response. Any addenda should be acknowledged in the cover letter to accompany the submitted proposal.

2.2 Confidentiality

The content of all proposals will be kept confidential until the selection of the successful IFB's are announced. After the selection of the successful FRP's by RurAL CAP, all proposals will be open for review and will become public information.

2.3 Proposal Format

Proposals are expected to be brief and specifically address the Evaluation Criteria as explained below. General Marketing proposals or information non-specific to this IFB, are not requested. **Proposals should not exceed 10 pages, not including title page and transmittal letter.**

Emphasis should be concentrated on:

- Conformance to the IFB instructions
- Responsiveness to the IFB requirements
- Completeness and clarity of content

2.4 Signature Requirements

All copies of submitted proposals must be signed by a principle, officer or agent in the firm authorized to enter into contractual agreements. The name and title of the individual(s) signing the proposal must clearly be shown immediately below the signature.

2.5 Proposal Submission

Response to this IFB must be received by RurAL CAP prior to the date and time specified in the IFB cover letter or any subsequent addendum. All copies of the proposals must be under sealed cover and plainly marked.

Proposals shall email to Wayne Karge wkarge@ruralcap.org with: **IFB WX22-ANC01**, in the subject line. If File is too big to send via email, please coordinate with Mr. Karge, in how to hand deliver it.

2.6 News Releases

News releases pertaining to any award that may result from the IFB shall not be made without prior written approval of the RurAL CAP Executive Director.

2.7 Disposition of Proposals

All materials submitted in response to this IFB will become the property of RurAL CAP. One copy shall be retained for the official file.

2.8 Modifications/Withdrawal of Proposals

A respondent may withdraw a proposal at any time prior to the final submission date by sending written notification of its withdrawal, signed by an agent authorized to represent the respondent. The respondent may thereafter submit a new or modified proposal prior to the final submission date. Modifications offered in any other matter, oral or written, will not be considered. A final proposal cannot be changed or withdrawn after the time designated for receipt, except for modifications requested by RurAL CAP after the date of receipt.

2.9 Oral Change/Interpretation

No oral change or interpretation of any provision contained in this IFB is valid whether issued at a pre-proposal conference or otherwise. Written addenda will be issued when RurAL CAP deems changes, clarifications, or amendments to proposal documents necessary.

2.10 Late Submissions

Proposals not received prior to the date and time specified in the cover letter will not be considered and will be, upon request, returned unopened after recommendation of award.

2.11 Rejection of Proposals

RurAL CAP reserves the right to reject any or all responses to this IFB, if determined to be in the best interest of RurAL CAP.

2.12 Equal Employment Opportunity Reporting Requirements

The successful proposer shall be required to execute and return such forms as may be necessary to RurAL CAP prior to executing any agreement pursuant to the award of this proposal. Failure to comply shall be grounds for not awarding a contract.

2.13 License Requirements

The successful proposer is required to provide with the proposal a current Alaska Business License, Corporate Professional License, U.S. Environmental Protection Agency (EPA) LEAD Firm License and other required Municipal Licenses as appropriate to this FRP.

SECTION 3: SCOPE OF WORK

3.0 Scope of work

Provide heating and hot water mechanical system replacement and or repair services to qualified Mobile Homes, Single Family Homes, Condos and Multiplexes that are owned by qualified low income owners in the Municipality of Anchorage.

SECTION 4: PROPOSAL AND SUBMISSION REQUIREMENT

4.0 PROPOSAL AND SUBMISSION REQUIREMENTS

To achieve a uniform and expedited review process and ensure the maximum degree of comparability, it is required that the proposals be organized in the manner specified below. Proposals shall not exceed ten (10) pages in length (excluding letter of transmittal, resumes, title page(s), and index/table of contents, attachments, or dividers). Information in excess of those allowed will not be evaluated or scored. One page shall be interpreted as one side of single lined, typed, 8 ½" x 11", piece of paper utilizing font Arial.

4.1 Title Page

Show the project name, firm name, address, telephone number(s), name of contact person, and date.

4.2 Table of Contents

Clearly identify the materials by section and page number.

4.3 Letter of Transmittal (limited to 1 page)

- Briefly state your firm's understanding of the services to be performed and make a positive commitment to provide the services as specified.
- Give the name(s) of the person(s) who are authorized to make representations for your firm, their titles, address, and telephone numbers.
- The letter must be signed by a corporate officer or other individual who has the authority to bind the firm.

SECTION 5: Firm Experience

5.1 Firm Experience

The proposer must describe their team's experience with the following:

- Previous experience in the Lead-Hazard Evaluation and Clearance Services in the municipality of Anchorage and/or the State of Alaska.
- Specific or specialized training of qualifications in Lead-Hazard Evaluation and Clearance Services.
- Experience and past performance on similar projects.
- Include 3 references (name and phone number) for each business comprising the project team.
- Experience soliciting contracted services from small, woman, and minority owned business on past projects.

5.2 Proposed Team

The proposer must describe the following:

- Identify the Construction Team Leader and how they will manage and coordinate the team's effort as described in the Scope of Work.
- Identify team members that will work on this specific project, their education, background, licenses, professional registrations, and experience with services similar to those required by this project. Include any certificates, specialized or formal training in construction. Marketing or other resumes that are not specific to this project should not be included.
- Include verification that all the members of the project team are licensed in the State of Alaska to perform the requested services.

5.3 Speed, Resources, Workload

The proposer must describe how they plan to meet the required schedule including:

- Discuss all commitments of members of the team.
- Briefly discuss capabilities to specifically meet this project's schedule.
- Briefly discuss additional resources, equipment, and tools of the project team available to ensure that project construction schedules are met.

SECTION 6.0: EVALUATION & SELECTION PROCESS

6.1 Criteria

The criteria that will be considered during evaluations, and the associated point values, are as follows:

Firm Experience	25 Points
Proposed Team	25 Points
Utilization of Women, Minority and Small business	20 Points
Speed, Resources, Workload	15 Points
Project Narrative	15 Points
	100 points

6.2 Evaluation Process

A committee of individuals representing RurAL CAP will evaluate the proposals. The committee will rank the proposal as submitted. RurAL CAP reserves the right to award a Contract solely on the written proposal.

Oral interviews are not expected to be used in the selection of the successful proposer. However, RurAL CAP reserves the right to interview the highest ranked firms if deemed necessary. If interviews are conducted, a maximum of three (3) firms will be interviewed. A second score sheet will be used to score those firms interviewed. The final score will be based on the total of all evaluators' scores achieved on the second rating.

6.3 Selection Process

The highest ranked proposer may be invited to enter final contract negotiations with RurAL CAP for the purposes of contract award. If an agreement cannot be reached, the second highest proposer may be contacted for negotiations. However, RurAL CAP reserves the right to terminate negotiations with any proposer should it be in RurAL CAP's or project's best interest. RurAL CAP reserves the right to reject any and all proposals submitted.

SECTION 7.0 ATTACHMENTS:

APPENDIX F

LISTING OF MATERIALS/SERVICES REQUIRED

The Rural Alaska Community Action Program, Inc. (RurAL CAP) invites you to participate, through the competitive bid process, in the supply of the listed items/services for the benefit of the Anchorage Weatherization Program.

- GENERAL REQUIREMENTS (See Attachment I)
- SPECIFICATIONS FOR MATERIALS AND SERVICES (See Attachment II)
- ITEMIZED PRICING (SEE ATTACHMENT III)
- THIS IS A SEALED BID PROCESS. BIDS MUST BE EMAILED TO:
- **NOTE: If file is too large to email delivery arrangement of documents via SEALED package by contacting contract administrator at wkarge@ruralcap.org**

Wx CONTRACT ADMINISTRATOR – wkarge@ruralcap.org
RurAL CAP
731 East 8th Ave
Anchorage, AK 99501

PLEASE SPECIFY BID NUMBER AND TITLE ON THE OUTSIDE OF THE ENVELOPE ALONG WITH BIDDER'S NAME, ADDRESS AND CONTACT TELEPHONE NUMBER

Bid must include:

- A. Threshold Items
 - 1) Business License
 - 2) Contractor Licenses (State and Municipality of Anchorage)
 - 3) LBP Renovation Agency Certification (EPA Firm license) and EPA certified renovator on staff
 - 4) References (minimum of three)
- B. Evaluation of Qualifications (maximum 2 pages)
 - 1) Company history
 - 2) Process to insure quality service
 - 3) Weatherization experience
 - 4) Key personnel duties and experience
- C. Appendix G (complete all of the OFFER section, including signature of authorized official)
- D. Attachment III, including unit cost, extended cost and Total Cost for all measures.
- E. Erasures or other changes made to the Bid Proposal sheet must be initialed by the person signing the bid.
- F. All addenda issued shall be acknowledged by manually signing the Addenda sheet and submitting it with the bid.

Proposal Questions

All questions pertaining to this solicitation must be submitted in writing. Questions may be mailed or delivered to RurAL CAP Weatherization at the above address. Send E-mails to: wkarge@ruralcap.org

Answers/Addenda to the bid packet will be e-mailed or faxed to all firms who have received the proposal and have provided an e-mail address or fax number to RurAL CAP. To register your e-mail, call RurAL CAP Weatherization, (907) 865-7376.

**APPENDIX G
PROPOSAL**

MUST BE ATTACHED TO BID

Solicitation Title: IFB WX19-ANC01 (Heating System Replacement Services)
Issue Date: April 15, 2022

Sealed Bid Receipt Date and Time: **NO LATER THAN 4:30 P.M. April 29, 2022**

Sealed Bid Must Be Submitted To:

RurAL CAP, Inc.
731 East 8th Ave
Anchorage, AK 99501
OR
wkarge@ruralcap.org

Bid Opening Date and Time: **May 2, 2022 @ 2:00 PM** at RurAL CAP office

Anticipated Notification Date: **May 4, 2022** Effective Contract Date: **May 11, 2022**

OFFER

In compliance with the above, the undersigned offers and agrees, if this offer is accepted within 30 calendar days from the date for receipt of offer specified above, to furnish any and all items upon which prices are offered for the term of this contract.

Name of Bidder: _____

Address: _____

Signature of bidder: _____

Title of bidder: _____

Date Bid Submitted: _____

Employer Identification #: _____

Contact Name: _____

Contact phone #: _____

Total Amount of Bid: \$ _____

APPENDIX H

ADDITIONAL PROVISIONS

CONTRACT TERM

The term of this contract is one year. RurAL CAP reserves the right to offer an extension of the term of the contract for up to two additional years on a year-by-year basis beyond the original termination date so long as it is in the best interests of RurAL CAP. The contractor reserves the right to refuse such an offer of extension.

The contract will be awarded on a fixed price basis. The basis of the award will be the unit prices presented in the bid document.

Any proposed increase or decrease in unit prices over the course of the contract term will be presented to RurAL CAP by the contractor. RurAL CAP reserves the right to re-negotiate unit prices with the contractor when it is in the best interest of RurAL CAP or, when it is justifiable based on information presented by the Contractor.

REFERENCES

All bidders to provide minimum of three references that have used the vendor's services within the past three years. Provide Company Name, Contact Person, and Phone Number. Preferably these references will be for similar projects in Anchorage.

BID EVALUATION

Bid will not be accepted if materials do not meet minimum specifications contained in the bid package.

Each bid shall be evaluated using the worksheet attached. Vendors may be asked to provide further documentation in addition to that required in the specifications to substantiate bid information.

A minimum of three (3) people will evaluate each acceptable bid regarding rating categories #1 to # 5.

- Each person will evaluate each bid proposal independently.
- Each person will determine numerical rating for Contractor's capabilities and compliance with the bid packet requirements for each category. An average rating will be midrange, a poor rating will be at the low end and an excellent rating could earn the maximum points allowed.
- Each person may annotate reasons for each rating given.

Rating category #6 will be a fixed, calculated amount determined by dividing the lowest submitted bid by the Suppliers total bid, then multiplying by the Maximum points allowed.

All bid totals submitted will be checked for accuracy based on the unit price for each item and estimated quantities requested. If different from the submitted bid total, these adjusted amounts will be used.

BID EVALUATION WORKSHEET

Company Name _____

Bid Type _____

Rater _____

Rating _____

Overall rating will be the sum of points based on the following criteria:

1. Has the Bidder successfully provided like materials/services for similar Weatherization projects in the past: **(All bidders must submit a minimum of three Alaska references, including Company, Contact Person, and Phone Number as part of the bid packet)**

Points (Maximum 15) _____

Notes: _____

2. Did Bidder provide documentation showing materials/services meet quality standards and specifications as set forth in the bid package:

Points (Maximum 10) _____

Notes: _____

3. Did Bidder provide information outlining proposed team (employees and subcontractors) as set forth in the bid package?

Points (Maximum 10) _____

Notes: _____

4. Did Bidder provide unit pricing for each material item with accurate extended and total costs?

Points (Maximum 10) _____

Notes: _____

5. Did the Bidder meet any small, minority and/or female owned criteria?

Points (Maximum 5) _____

Notes: _____

6. Rating of total cost of bid (materials/services, including freight cost to F.O.B. designated):

Low Bid Total \$ _____

Bidder's Total \$ _____

Cost of Bid Total Points (Maximum 50) _____

Rating Total Points (Maximum 50) _____

Overall Rating (maximum 100) _____

ATTACHMENT I

General Requirements:

1. All installs to include:

Provide warranty, instruction manual and installation instructions to the client. All Labor and Materials is to have a full 1 year parts and labor warranty. Warranty issues with product will be facilitated by contractor for the duration of one year after approved installation. After 1st year of installation customer will be responsible for addressing warranty issues directly with manufacture. Also included shall be manufactures 1 year parts & 10 year on heat exchangers on 83% & 85% efficiency units. 90% efficiency units and higher shall include manufactures 1 year parts, 5 year secondary heat exchanger & 10 year on heat exchangers. RurAL CAP will pay for all permits on their account established at the Municipality of Anchorage (MOA) Building Safety Department. In the case of multiple appliances all tasks shall be combined on one permit; contractor shall be responsible for applying for and obtaining permit. Contractor to provide RurAL CAP with the task order, (signed by client), completed Combustion Safety Checklist, copy of MOA inspections & copy of permit application at the time of invoice.

Contractor to assume adequate access unless otherwise stated. Contractor to verify all sizing of Boilers and FAUs for Maximum efficiency, (no larger than design heat load supplied by AK Warm + 50%). All Boilers are Cold fired unless otherwise dictated. If Major Electrical issues arise they will be dealt with on a pre-approved Change Order. Unless otherwise stated, Properly Sized Combustion Air needs to be included, where applicable, to boiler, furnace and hot water tank, unit heater install. If a boiler is being installed without a Side Arm, Mechanical contractor needs to make provisions for future side arm by installing a 1" plumbing tee to accommodate a future install. Condensate lines, and neutralizers shall be mechanically affixed; drain lines every 16"continually from the source to the termination point into drain; steel hose clamps shall be used on all hose or tubing connections; neutralizer reservoir shall be accessible for servicing with no tools; terminating into floor drains will not be allowed. All new installs shall include new flexible natural gas supply line and thermostat. (programmable/set back upon request only); wiring shall be tested to ensure proper function via electronic testing procedure. If existing flue is not fit for the new install, damaged or no longer needed it is to be removed. If required new flue shall be addressed with a pre-approved Change Order. **Contractor to be responsible for temporary heat if job cannot be finished the same day.**

Appropriate roof terminations shall be used per manufactures instructions; installed correctly under three tab shingles/cedar shakes; metal roofing flashings are to be used where applicable; mobile home roofs shall be neatly sealed to the roof with all-weather roof mastic in such a fashion that no pooling of water can occur around the termination hood.

2. Rural Cap reserves the right to reject any and all bids or to waive any informality in bidding. All bids submitted shall remain in effect for a period of one year. Completion of each project shall be within 10 working days (two weeks) from Notice to Proceed. The intent is to have the replacement/installation finished in a timely manner. The Contractor shall coordinate work schedule with Client: Contractor needs to maintain contact with Rural Cap regarding any delays or issues that could cause delays.
3. All work shall be performed according to the Uniform Building Structural, Plumbing, Mechanical and Electrical Codes, including all applicable requirements of the Municipality of Anchorage for zoning and Americans with Disabilities Act (ADA) guidelines. All work shall be performed by

mechanics qualified and licensed to perform in their specific field. Copies of all contractor and privilege licenses shall be provided to RurAL CAP prior to contract award. Where applicable, work shall be in accordance EPA's RRP lead standards. **THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES AS REQUIRED BY THE STATE OF ALASKA AND MUNICIPALITY OF ANCHORAGE.**

- 4.** Any ADDENDUM issued will become a part of the contract. During weatherization, no changes shall be made to the scope of work without an approved formal CHANGE ORDER issued by RurAL CAP.
- 5.** Or Equal: All construction materials identified and referenced by manufacturers' trade names is intended to merely establish a standard, and any materials deemed equal in quality and/or performance shall be considered for substitution in this contract. Substitution of materials shall be submitted to Rural Cap for consideration and approval. The Contractor shall obtain approval in writing prior to substitutions.
- 6.** The Contractor SHALL use Floor Tarps at all times. The Contractor shall be responsible for damage to Owner's personal possessions caused by construction under this contract. The Contractor shall provide adequate protection against damage to all existing materials, including landscaping, related to work under this contract. Materials temporarily removed as part of the performance of this contract shall be the Contractor's responsibility to safeguard against damage or theft and be properly reinstalled. Damaged materials shall be repaired or replaced at the Contractor's expense.
- 7.** All contracted work shall be inspected by Rural Cap. RurAL CAP requires 72 hour notice when project/s are scheduled so interim inspections may be conducted; weekly schedules would be preferred. **If any part of installation will not be visible/accessible after installation it will require digital photos with invoice prior to payment; this shall include all ducting and electrical.** It shall be the responsibility of the Contractor to notify Rural Cap inspection personnel when designated inspections are required; Contractor to be responsible to obtain all MOA inspections. Contractor to coordinate all inspections with the Homeowner. Any costs of failed inspections due to improper installation or workmanship are the responsibility of the contractor.
- 8.** Payment shall be made within thirty (30) days of approval of the completed work and submission of invoice, copy of permit, appropriate inspection reports, Combustion Safety Checklist, etc.
- 9.** All debris that is not specified to be salvaged shall be the Contractor's responsibility for proper disposal and shall be removed from the job site daily; all combustion appliances removed are to be permanently disabled; not resold or put back into service anywhere; recycling is encouraged. The Contractor shall pay for all applicable landfill dump fees.
- 10.** Repair all affected surfaces to match existing as close as possible. Contractor shall install appliance/s to provide proper access to furnace or boiler per code and adequate room for maintenance.

Note: Before leaving the house at the end of each day, contractor to perform draft and spillage test with home set up in maximum depressurization

configuration. If combustion air vent is present verify that it is sized correctly to accommodate all combustion appliances presently in the home and free of any obstructions not intended by the manufacture.

ATTACHMENT III **Specifications**

All boiler replacements to include removal, disable and properly dispose of old boiler. This is a complete boiler install with 3 new zone valves, additional zone valves shall be addressed using line item 14 Misc Labor and line item 15 Misc Materials Mark up, Taco or better with a 3 year warranty, expansion tank, automatic air vent mounted on a ball valve Taco or better, back flow preventer / auto fill, secondary aqua stat, powered mechanical vent damper (where applicable), new dielectric unions, and venting. Must comply with current IFGC, NEC and MOA code. Install boiler drip pan per MOA code. If stand/platform is required it shall be addressed with a pre-approved change order. The reuse of old existing parts is not allowed. This is a new installation. The boiler to be sized based on the BTU demand supplied by the assessor, (no larger than design heat load supplied by AK Warm + 50%).

Line Item 1.

Replace existing boiler with new, **Weil McLain CGa, PID W/electronic pilot control, equal or better,** min. 83% AFUE Automatic Vent dampener.

Line Item 2

Replace existing boiler with new, **Weil McLain CGi 85%eff.,** equal or better, min. 82% AFUE Sealed Combustion.

Line Item 3

Replace existing boiler with new, **Weil McLain GV 91%eff.+** equal or better, min 91% AFUE Induced Draft

All furnace replacements to include remove, disable and properly dispose of old furnace. At the time the old furnace is removed the **Contractor is responsible to air seal the existing plenum with duct mastic**; if necessary repair any holes or voids in accessible plenum areas with sheet metal. Air Seal sheetrock areas not accessible after the new furnace is installed. This can be done with sheet metal, caulking or drywall taping mud. Contractor to install a 4 inch R-100 Honeywell Filter rack, equal or better. Filter must be able to be replaced without the use of tools. All Furnace motors to multi-speed E.C.M. blower motors. Contractor is responsible for all flue, gas, and electrical connections necessary for a complete installation. Must comply with current IFGC, NEC and MOA code. Contractor to seal new furnace to existing plenum. Sizing based on BTU demand load supplied by assessor. 2 new furnace filters to be left with client. .

Line Item 4.

Replace existing furnace with a **New Lennox single stage** equal or better, min 80% AFUE

Line Item 5.

Replace existing furnace with 90%+AFUE eff sealed combustion including provisions for proper drainage of condensate fluid (see **General Requirements # 1.**).

Line Item 6. Unit Heater Natural Gas Replacement

New Garage Unit Heater: Supply and Install a Modeen HD (equal or better) Garage unit heater 30,000 BTU minimum 80% AFUE. Flue to be thru outside wall or roof. Installation shall include vibration isolation dampeners. Supply up to 20' gas line and new flex to new unit heater, up to 20' of electrical wiring and switch, and new thermostat.

Line Item 7. Water Heater Indirect Side-Arm

Remove, disable and properly dispose of water heater including flue. Replace with new Weil McLain Ultra Plus 40 in-direct fired water heater, equal or better. This line item to include the appliance, all new parts and labor and hook up to existing boiler with new ball valves & zone valve, tempering anti scald valve, seismic straps, and drip pan. Install pipe wrap on first 6' of plumbing attached to water heater, (while maintaining proper clearances).

Line Item 8. Water Heater Natural Draft

Remove, disable and properly dispose of existing water heater. Thoroughly inspect the flue for any damage, replace as necessary. Install new natural gas sealed combustion 40 gallon water heater including new flue and flue collar. Minimum 6 year manufacturer's warranty on the tank. Install new drip pan, seismic straps. Install pipe wrap on first 6' of plumbing attached to water heater, (while maintaining proper clearances).

Line Item 9. Water Heater Sealed Combustion

Remove, disable and properly dispose of existing water heater including flue. Install new natural gas sealed combustion 40 gallon water heater including new flue and flue collar. Minimum 6 year manufacturer's warranty on the tank. Install new drip pan, seismic straps. Install pipe wrap on first 6' of plumbing attached to water heater, (while maintaining proper clearances).

Line Item 10. Water Heater Electric

Remove, disable and properly dispose of existing water heater. Install new electric 40 gallon water heater. Minimum 6 year manufacturer's warranty on the tank. Install new drip pan, seismic straps. Verify correct voltage of existing unit. Install pipe wrap on first 6' of plumbing attached to water heater, (while maintaining proper clearances).

Mobile Home Furnace: Remove, disable and properly dispose of the existing furnace including flue. **Air-seal the furnace compartment after the removal of the existing furnace and prior to the installation of the replacement furnace (i.e. non-conforming returns in the floor).** Install new sealed combustion furnace "Mobile Home Approved"; shall be an Intertherm model, equal or better. Installation to include new flue, roof cap and interior collar sealed to the ceiling and all electrical necessary for a complete installation. Connect and seal furnace to existing plenum with mastic or mastic tape--modify plenum as needed to accept new unit. All new ductwork installed in unconditioned spaces shall be insulated to R-8 or greater. Filter system shall be easily accessible by the owner without the use of tools. Plenum and ductwork shall be completely air sealed using an approved mastic similar to "RCD # 6" or equal. Duct tape is not allowed. Supply (2) filters to owner.

Line Item 11.

Replace existing mobile home furnace with Intertherm equal or better minimum 80%+ AFUE

Line Item 12.

Replace existing mobile home furnace with Intertherm equal or better minimum 90%+

Line Item 13.

Mobile home rated water heater – sealed combustion: Remove, disable and properly dispose of existing water heater. Install new Natural gas sealed combustion 40 gallon water heater, "Mobile Home Approved" Bradford White M-I-MS30T6LX, equal or better. Air-seal the water heater

compartment and walls after the removal of the existing water heater and prior to the installation of the replacement new water heater. Install new flue and flue collar sealed to the ceiling; install drip pan, seismic straps. Install pipe wrap on first 6' of plumbing attached to water heater, (while maintaining proper clearances).

Line Item 12

Resizing existing flue. NOTE: If in the process of installing a boiler, furnace or water heater, the existing flue is oversized, the contractor will install proper sized liner inside the existing flue.

Line Item 13

Combustion Air: Provide combustion air as required by the IFGC as amended by the Municipality of Anchorage. Combustion air requirements shall be determined based on the simultaneous operation of all fuel burning appliances drawing combustion and dilution air from the combustion appliance room or space.

Line Item 16

Misc Labor: Additional labor required to make safety and minor repairs to heating systems. Contractor must provide detailed timesheets to substantiate charges. (No travel time allowed)

Line Item 17

Misc Materials Mark-up: Mark-up added to wholesaler's invoice prices for additional materials needed to make safety and minor repairs to heating systems. Contractor must provide wholesaler invoice to substantiate charge.

Line Item 18

Combi Boiler:

All boiler replacements to include removal, disable and properly dispose of old boiler and hot water heater. This is a complete boiler install with new zone valves, Taco or better with a 3 year warranty, expansion tank, automatic air vent mounted on a ball valve Taco or better, back flow preventer / auto fill, secondary aqua stat, new dielectric unions, new thermostat and flue to meet current IFGC and MOA code. The reuse of old existing parts is not allowed. The boiler to be sized based on the BTU demand supplied by the assessor. Navien brand, NCB-H model, combination boiler/water heater, or pre-approved equal or better. AFUE 95%, domestic hot water capacity of 3.0 GPM (90° heat rise) including ten (10) year warranty on heat exchanger and one year warranty on parts and materials.

Line Item 19

New On Demand Water Heater: All replacements to include removal, disable and properly dispose of old unit including flue. This is a complete unit install with new dielectric unions, up to 20' copper piping, up to 20' gas piping, new flexible gas line, electrical power and switch, new venting to meet current IFGC and local MOA code. The reuse of old existing parts is not allowed. Rinnai RL75i or better, must be Energy Star rated, Min 3 GPM @ 90°.

Line Item 19

Power Vented Water Heater: Remove, disable and properly dispose of existing water heater including flue. Install new Nat Gas 40 gallon water heater. Minimum 6 year manufacturer's warranty on the tank. Install new flue and flue collar. Install drip pan, seismic straps. Include new intake air if necessary. Install pipe wrap on first 6' of plumbing attached to water heater, (while maintaining proper clearances), Rheem 43VP40E2 or better.

Line Item 21

Replacement Hydronic Unit Heater: Supply and Install a Modeen (equal or better) Garage unit heater, installation shall include automatic air vent mounted on a ball valve Taco or better, vibration isolation dampeners. If additional zone valves or controls are required they shall be addressed using line items 16 & 17.

Attachment IV

IFB WX19 -ANC02 Boiler/Furnace Replacement

All following items per the attached Specifications

Company _____

Contact _____

Phone # _____

E-mail _____

<u>Qty</u>	<u>Unit</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
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Line Item 1. Boiler Minimum 83% AFUE Natural Draft

1	Each	Line Item 1a. 52,000 Input MBH	\$	\$
1	Each	Line Item 1b. 70,000 Input MBH	\$	\$
1	Each	Line Item 1c. 105,000 Input MBH	\$	\$
1	Each	Line Item 1d. 140,000 Input MBH	\$	\$
1	Each	Line Item 1e. 210,000 Input MBH	\$	\$

Line Item 2. Boiler Minimum 85% AFUE Induced Draft

1	Each	Line Item 2a. 50,000 Input MBH	\$	\$
1	Each	Line Item 2b. 60,000 Input MBH	\$	\$
1	Each	Line Item 2c. 90,000 Input MBH	\$	\$
1	Each	Line Item 2d. 119,000 Input MBH	\$	\$
1	Each	Line Item 2e. 167,000 Input MBH	\$	\$

Line Item 3. Boiler Minimum 91% AFUE Sealed Combustion

1	Each	Line Item 3a. 70,000 Input MBH	\$	\$
1	Each	Line Item 3b. 105,000 Input MBH	\$	\$
1	Each	Line Item 3c. 140,000 Input MBH	\$	\$
1	Each	Line Item 3d. 175,000 Input MBH	\$	\$

Line Item 4. Forced Air Furnace Minimum 80% AFUE

1	Each	Line Item 4a. 45,000 Input MBH	\$	\$
1	Each	Line Item 4b. 70,000 Input MBH	\$	\$
1	Each	Line Item 4c. 90,000 Input MBH	\$	\$
1	Each	Line Item 4d. 110,000 Input MBH	\$	\$
1	Each	Line Item 4e. 135,000 Input MBH	\$	\$

Line Item 5. Forced Air Furnace Minimum 94% AFUE Sealed Combustion

1	Each	Line Item 5a. 45,000 Input MBH	\$	\$
1	Each	Line Item 5b. 70,000 Input MBH	\$	\$
1	Each	Line Item 5c. 90,000 Input MBH	\$	\$
1	Each	Line Item 5d. 110,000 Input MBH	\$	\$

1	Each	Line Item 5e. 135,000 Input MBH	\$	\$
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Line Item 6. Replacement of Existing Garage Unit Heater Minimum 80% AFUE

1	Each	Line Item 6a. 30,000 Input MBH	\$	\$
1	Each	Line Item 6b. 30,000 Input MBH NEW INSTALL	\$	\$

Line Item 7. Water Heater Indirect Side-Arm

1	Each	Line Item 7a. 40 Gallon	\$	\$
1	Each	Line Item 7b. 50 Gallon	\$	\$

Line Item 8. Water Heater Natural Draft

1	Each	Line Item 8a. 40 Gallon	\$	\$
1	Each	Line Item 8b. 50 Gallon	\$	\$

Line Item 9. Water Heater Sealed Combustion

1	Each	Line Item 9a. 40 Gallon	\$	\$
1	Each	Line Item 9b. 50 Gallon	\$	\$

Line Item 10. Water Heater Electric Tank

1	Each	Line Item 10a. 40 Gallon	\$	\$
1	Each	Line Item 10b. 50 Gallon	\$	\$

Line Item 11. Mobile Home Furnace Minimum 80% AFUE

1	Each	Task item 11a. 77,000 Input MBH	\$	\$
1	Each	Task item 11b. 90,000 Input MBH	\$	\$

Line Item 12. Mobile Home Furnace Minimum 92+% AFUE Sealed Combustion

1	Each	Task item 12a. 77,000 Input MBH	\$	\$
1	Each	Task item 12b. 90,000 Input MBH	\$	\$

Line Item 13. Mobile Home Water Heater Approved Sealed Combustion

1	Each	Line Item 13a. 40 Gallon Water Heater	\$	\$
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Line Item 14. Resize Existing Flue for New Install

1	Per ft	Line Item 14. Liner foot	\$	\$
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Line Item 15. Combustion Air Vent

1	Each	Line Item 15. CAV per Unit	\$	\$
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Line Item 16. Misc. Labor

1	Per hr	Line Item 16. Labor per Hour	\$	\$
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Line Item 17. Misc. Materials Mark Up

	%	Line Item 17. Materials % Mark Up	%	%
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Line item 18. Misc. Combi Boiler

1	Each	Line item 18. Navien combi boiler	\$	\$
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Line item 19. On Demand Water Heater

1	Each	Line item 19. Navien water heater or equal	\$	\$
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Line item 20. Power Vented Water Heater

1	Each	Line item 20. Power vented Water Heater 40 gallon	\$	\$
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Line item 21. Hydronic Unit Heater

1	Each	Line item 21. Hydronic Unit Heater(connect to existing boiler)	\$	\$
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Total Bid

0

Signature: _____ Date: _____

Combustion Safety -- Heating System Checklist

Client Name & Address: _____					
Line	Test Description				
	Heating system type	Primary	Secondary	Sealed Combustion	Fuel Type
	Forced Air	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	NG <input type="checkbox"/> LP <input type="checkbox"/> Oil <input type="checkbox"/> Elect <input type="checkbox"/>
	Boiler	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	NG <input type="checkbox"/> LP <input type="checkbox"/> Oil <input type="checkbox"/>
	Space Heater	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	NG <input type="checkbox"/> LP <input type="checkbox"/> Oil <input type="checkbox"/> Elect <input type="checkbox"/>
	Electric	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	
	Woodstove	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>	

1	Make & Model #:	Before	After
2	Are there visible signs of vent pipe leakage or damage? If yes use comments.	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>
3	Is there visible sign of vent cap damage? If yes use comments.	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>
4	Using electronic gas leak detector are there gas fumes or indications of gas leaks (test all accessible gas lines and flexes) If yes call for authorization to make repair ; use comments.	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>
5	Fire up furnace/boiler. Is there Flame Roll-out? If yes use comments.	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>
6	Evidence of spillage or combustion gases for more than one minute? If yes, how long? _____ If yes use comments. Then perform test home depressurized by all exhaust appliances.	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>
7	Does the flame change when the fan comes on? If yes use comments.	Yes <input type="checkbox"/> /No <input type="checkbox"/>	Yes <input type="checkbox"/> /No <input type="checkbox"/>

Carbon Monoxide testing:		Before	After
8	Carbon Monoxide, (air free), in flue of heating system No more than 100 PPM in stack as close to breach as possible (below draft hood).	_____ PPM	_____ PPM
9	Measure the CO reading in the (CAZ) 3 feet from appliance after 1 minute. If 35 PPM is exceeded IMEDIATLY stop test call RurAL CAP for guidance.	_____ PPM	_____ PPM
10	Measure the excess air with a combustion gas analyzer. In stack as close to breach as possible (below draft hood).		
11	Measure the Carbon Dioxide (CO2). In stack as close to the breach as possible (below draft hood).		
12	Measure the Oxygen (O2) immediately after (CO2) test. In stack as close to the breach as possible (below draft hood).		
13	Smoke (oil only), (must be less than #1).		
14	Outdoor temperature.		
15	Net stack temperature.		
16	Temperature of air going into the burner.		
17	Steady state efficiency. In stack as close to breach as possible (below draft hood).		

18	Draft testing: Taken 2' above (down stream of) draft hood/draft diverter. Second hole required. Furnace/boiler draft in vent WRT CAZ _____ pa	Minimum acceptable draft pressures (does not apply to sealed combustion appliances)		
19	Oil furnace and boilers Vent (firing rate 1.5 GPH). <input type="checkbox"/> -10pa to -15pa or <input type="checkbox"/> .04" to .06" of water	_____ wc	Outside temperature Below 20 degrees 20 to 40 degrees 40-60 degrees 60 to 80 degrees above 80 degrees	DRAFT PRESSURE -5 pa or .02" of water -4 pa or .016" of water -3 pa or .012" of water -2 pa or .008" of water -1 pa or .004" of water

Temperature Heat Rise (Delta T):		Before	After
20	What is the temperature heat rise?		
21	Manufacture Recommends	from:	to:

22	Manifold Pressure	Before	After	Manufacture Recommendation

23	The furnace/boiler <input type="checkbox"/> is ok. <input type="checkbox"/> May need replaced approx. 6 to 12 months. <input type="checkbox"/> Needs replace now and should not be used. 22 <input type="checkbox"/> Lag screw sealed w/ high temp sealant for SCU or "B" vent pipe (both inner & outer holes). OR metal plug	<input type="checkbox"/> Thermal couple was replaced. <input type="checkbox"/> Spark Ignition <input type="checkbox"/> Hot Surface Igniter <input type="checkbox"/> New filter(s) installed. <input type="checkbox"/> Burner & heat exchanger cleaned using compressed air. <input type="checkbox"/> Furnace blower fans & motors cleaned using compressed
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