

Village of Lake Isabella

HVAC System Request for Proposals

Project Summary

The Village of Lake Isabella is accepting proposals to remove a geothermal heating & cooling system from the Village Hall. Once removed, the system is to be replaced with a natural gas furnace and central air conditioning system connected to the existing ductwork in the building. In addition to replacing the geothermal system, the Village would also like to replace the existing fifty-gallon water heater with a new fifty-gallon water heater.

The Village is currently working with Consumers Energy to run natural gas service to the building. The successful Bidder shall be responsible for obtaining any necessary permits, installing necessary venting, and the complete installation of the furnace and central air conditioning unit. The Village Hall is typically set to 70 degrees year-round. The building's heating and cooling is divided into two zones.

Tentative Project Schedule

Request for Proposals published	April 24, 2024
Proposals Due	4 pm on May 17, 2024
Village Council Review	7 pm on May 21, 2024
Anticipated Notice to Proceed	May 22, 2024
Completion	June 30, 2024*

** If natural gas service has not been installed by this date, return within 30 days to finalize the furnace installation once natural gas service has been run to the building.*

Insurance & Indemnity Requirements

To the fullest extent permitted by law, the successful Bidder agrees to defend and hold harmless the Village of Lake Isabella and its elected and appointed officials, employees, and volunteers against any claims, demands, suits, or loss associated with any damages that may be asserted because of personal injury, death, or property damage which arises out of or in any way connected or associated with the work performed through this proposal.

The contractor's insurance shall be considered primary and non-contributory to any insurance coverage held by the Village. Copies of Insurance Certificates naming the Village of Lake Isabella as "additional insured" for both commercial general liability and motor vehicle liability insurance shall be provided to the Village within 21 days of a notice of award at the following minimum coverage levels:

General Liability, Bodily Injury, & Property Damage other than Auto:

- Each Occurrence: \$500,000

Bodily Injury & Property Damage Auto:

- Each Occurrence: \$500,000

A successful bidder shall also maintain Workers' Compensation Insurance at statutorily required levels, a copy of which shall be provided to the Village within 21 days of a notice of award.

Scope of Work

The Lake Isabella Village Hall was constructed in 2007. Original plans for the building included the following:

Heating System:

- *Amana, or equal, high-efficiency propane gas-fired unit. Two-stage, 100,000 BTU input, 3.5 ton compressor, 95%+ efficiency (with the meeting room on one zone and the offices and restrooms on the other zone). PVC through-roof piping for flue gasses and make-up air. Hot air delivered through an enclosed area above suspended ceiling assembly via enclosed ductwork with diffusers. Return air from ceiling via enclosed ductwork with grills. Provide precast concrete pad for a/c compressor. Provide the complete balanced system.*

Water Heater:

- *Propane Gas Rheem 50gal. fury with Guardian System #42V50-50F with 50,000 BTU input. The unit is to be a high-efficiency, high-end residential unit with through-roof venting. Provide make-up air into the Utility room per code requirements.*

Before installing the above-described Heating System, the Village was awarded a grant to convert the HVAC system to an open-loop geothermal heating and cooling system. The geothermal system has been in place and used since the construction of the building in 2007. At the time of the installation, natural gas service was not available at the location. In 2015, Consumers installed a natural gas main along Clubhouse Drive.

In early 2024, the Village began experiencing performance issues with the geothermal system and has elected to replace the system. After evaluating the available options, the Village believes the best option is to remove the geothermal system, abandon the dry well, and install a natural gas furnace and central air conditioning unit that can utilize the existing ductwork in the building. The Village also desires to replace the original electric water heater installed in 2007 with a new high-efficiency, high-end residential electric unit.

The successful Bidder will be responsible for the following:

- Remove and properly dispose of the existing geothermal heating and cooling system.
- Prepare any drawings and documentation necessary to obtain permits and to obtain such permits, to install a new natural gas furnace and central air conditioning unit.
- Install any new venting necessary for the use of the new furnace.

- Calculate the correct furnace and central air conditioning unit sizes to function with existing ductwork to maintain the desired building temperature.
- Complete installation of a new two-zone natural gas furnace and central air conditioning unit, including a precast concrete slab if necessary for the air conditioning unit compressor.
- The central air conditioning unit is to be installed and operational by the June 30, 2024 completion deadline.
- Providing a warranty on the labor and equipment associated with this request for proposal.
- Providing manuals and documentation for all installed components.
- Remove and dispose of the existing electric water heater.
- Installation of a new high-efficiency electric water heater.
- In the event the furnace is delivered and set before natural gas service is run to the building by Consumers Energy, to return and complete the installation once gas service has been provided to the building. The complete installation of the furnace is to be completed within 30 days of Consumers Energy running natural gas to the building.

Additional Information

Interested firms are asked to complete the Bid Submission Form, including the make/model/size of equipment to be installed if successful. The Village Hall is open Monday through Friday between the hours of 8 am to 4:30 pm. Interested parties are invited to call the Village Hall at 989.644.8654 to schedule a time to visit and review the space, ductwork, and other site conditions present before submitting a proposal.

The Village reserves the right to award the total proposal, to reject any or all proposals in whole or in part, and to waive any informality or technical defects, if, in the Village's sole judgment, the best interests of the Village will be so served. The Village's right to reject, or accept, any or all proposals or alternative proposals may be exercised without cause.

In accordance with State and Federal law, the Village of Lake Isabella is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, familial status, sexual orientation, gender identity, gender expression, and reprisal.

Questions may be Addressed to:

Tim Wolff, Village Manager
1010 Clubhouse Dr.
Lake Isabella, MI 48893
tim@lakeisabellami.org
989.644.8654

BID SUBMISSION FORM

Village of Lake Isabella
1010 Clubhouse Drive
Lake Isabella, MI 48893
989.644.8654

Village Hall HVAC Replacement
**Bids Due: 4 pm on Friday,
May 17, 2024**

The undersigned, as Bidder, hereby declares that this bid is made in good faith without fraud or collusion with any person or persons bidding of the same Contract and that they have carefully read and examined the Bid Proposal Documents. The Bidder understands that the Village reserves the right to reject any and all proposals submitted and to begin the process over again at the sole discretion of the Village Council. The Village also reserves the right to waive any and all procedural defects in the process.

Any and all information submitted by an applicant will be deemed public information and subject to public disclosure. The Bidder agrees that his bid shall be good and may not be withdrawn for a period of twenty-one (21) calendar days after the scheduled closing time for receiving the bids. The above price indicated shall include all permits, labor, materials, overhead, profit, insurance, sub-contractor costs, and material costs for the finished work as described in the bid proposal documents:

Lump Sum Bid Amount: _____

Proposed Furnance Manufacture/Make: _____

Proposed Furnace Model: _____

Proposed Furnance BTUs: _____

Proposed Air Conditioner Manufacturer/Make: _____

Proposed Air Conditioner Model: _____

Proposed Air Conditioner Compressor Size: _____

Proposed Water Heater Manufacturer/Make: _____

Proposed Water Heater Model: _____

Proposed Furnace/A.C. Unit Warranty: _____

Respectfully Submitted,

Company Name: _____

Address: _____

Telephone Number: _____

Authorized Signature: _____

Print or type Name and Title: _____

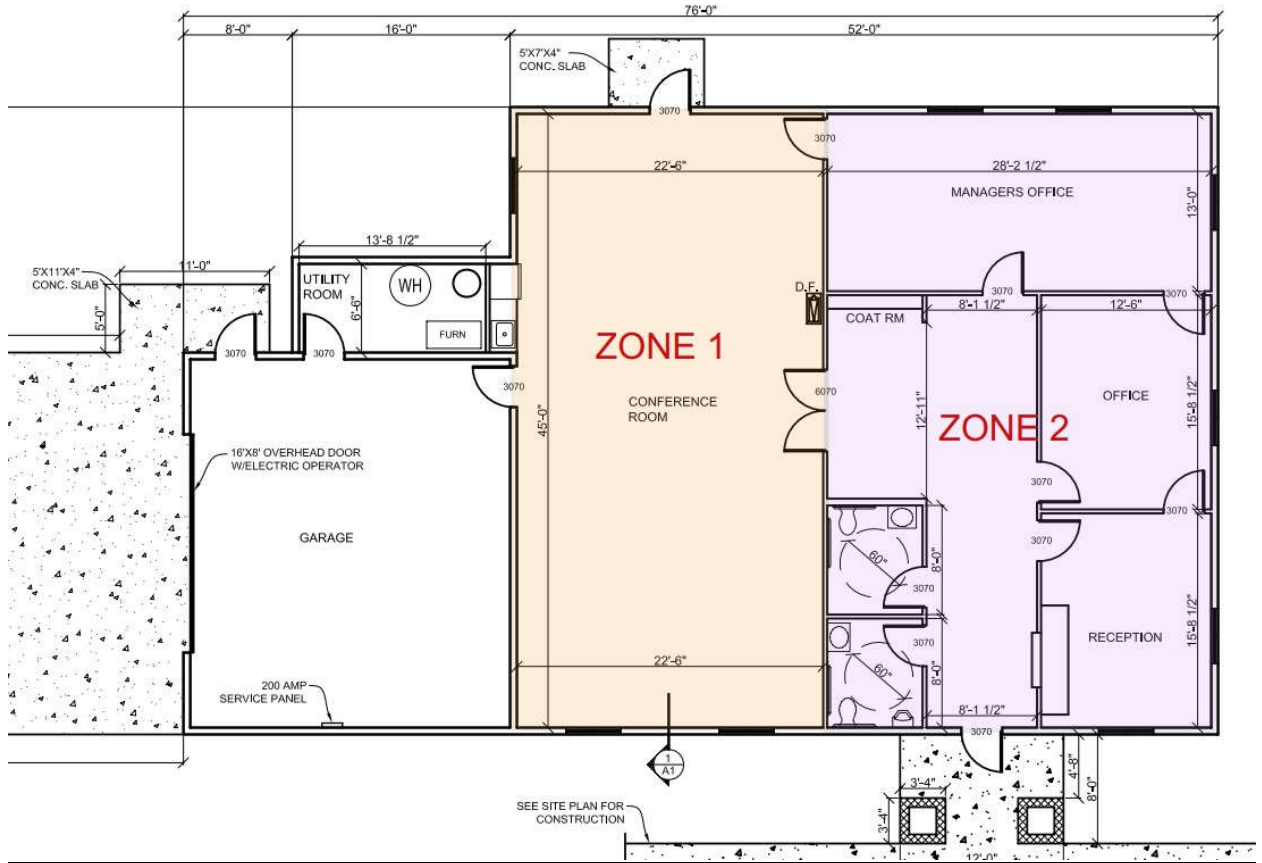


Figure 1 Village Hall Heating/Cooling Zones

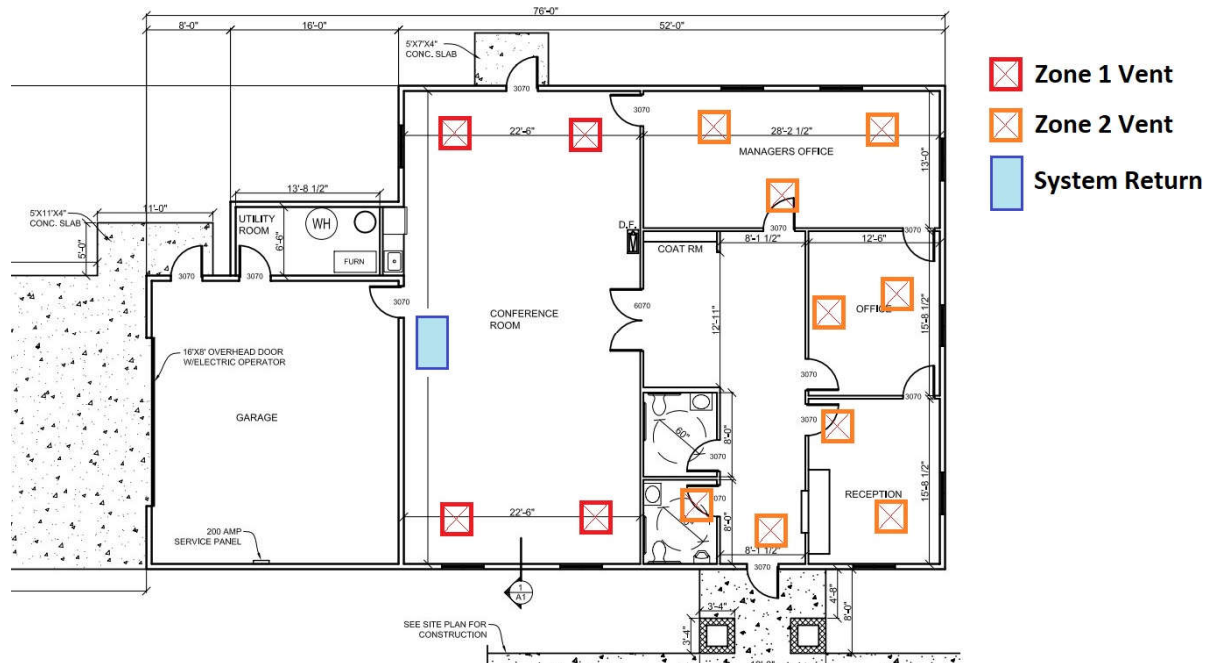


Figure 2 Location of Vents and Returns for HVAC System



Figure 3 Existing Geothermal System

BARD MFG CO., INC., 1914 RANDOLPH DR., BRYAN, OH., 43506 U.S.A.

MODEL GSUS421-A
S/N 175F072340667-1

JOB 0031

B/M NO. 611015-A00M

SUITABLE FOR INDOOR USE ONLY
ALL MOTORS ARE THERMALLY PROTECTED

--ELECTRICAL RATINGS--

UNIT	HP	VAC	HZ	PH	RLA	LRA	FLA
COMPRESSOR		230/208	60	1			
INDOOR MOTOR	1/2	230/208	60	1	14.2/15.6	88/88	3.5

CIRCUIT A BRANCH CIRCUIT MIN. CKT. USE MAX. TIME OR CIRCUIT (1)
 SELECT. CURRENT AMPACITY DELAY FUSE BREAKER
 16 24 35A 35A

CIRCUIT B - OPTIONAL ELECTRIC HEATER INFORMATION
INSTALLER : MARK BELOW THE APPROPRIATE BOX (X) FOR THE OPTIONAL
ELECTRIC HEATER INSTALLED (2)

HEATER MODEL	VAC	PH	KW	FLA	MINIMUM CIRCUIT	MAXIMUM OVER CURRENT PROTECTIVE
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Figure 4 Geothermal System Make & Model



Figure 5 Existing Water Heater

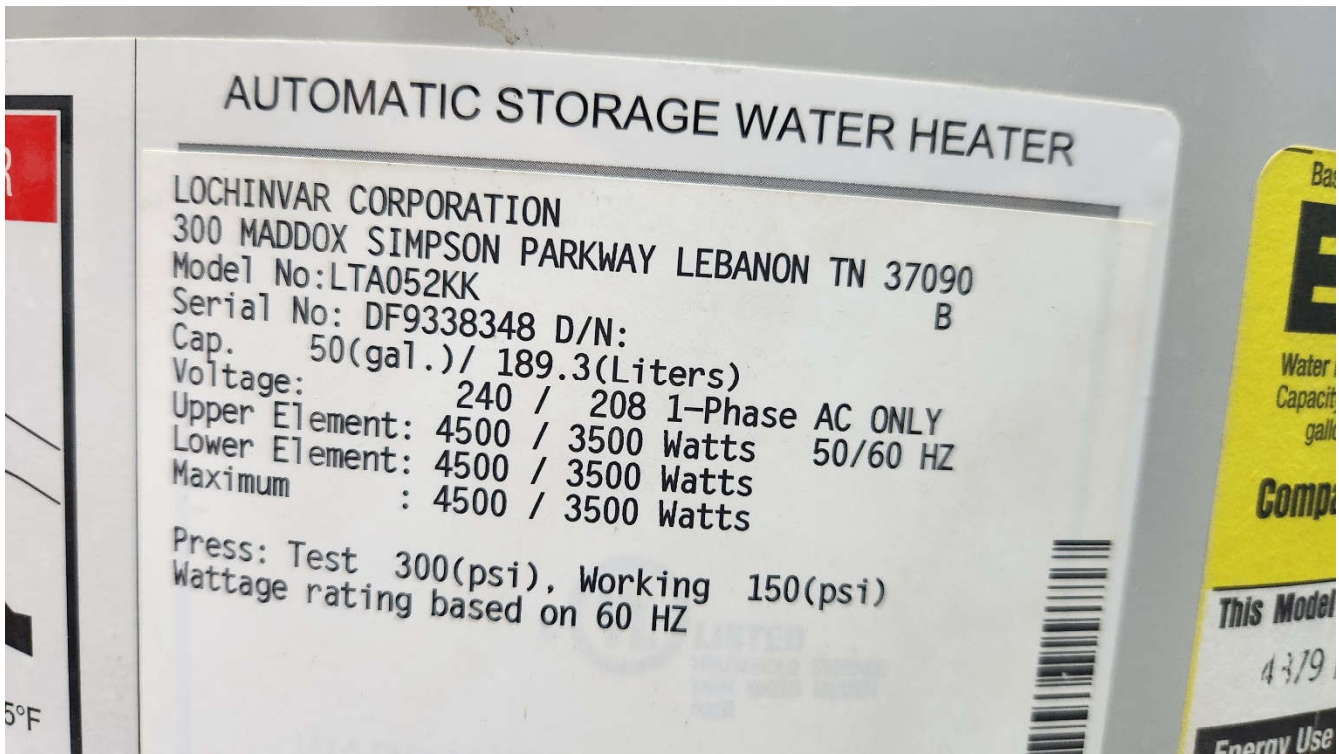


Figure 6 Existing Water Heater Specs

Company Name	Mailing Address	City, State & ZIP
Mt. Pleasant Heating & Cooling	502 Industrial Ave	Mt. Pleasant, MI 48858
Custom Heating & Plumbing	1923 Packard Rd.	Mt. Pleasant, MI 48858
G&S Mechanical	2736 N. Johnson Rd.	Weidman, MI 48893
McGuire Heating & Cooling	6333 W. Main Street	Weidman, MI 48893
Foust Furnace & Air Conditioning	1370 W. Deerfield Rd.	Mt. Pleasant, MI 48858
Martin Heating & Cooling	546 W. 5th Street	Clare MI, 48617
Stratz Heating & Cooling	20960 19 Mile Road	Big Rapids, MI 49307

Figure 7 RFP Mailing List