

THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS

THE URBAN RENEWAL AGENCY OF THE  
CITY OF TWIN FALLS, IDAHO

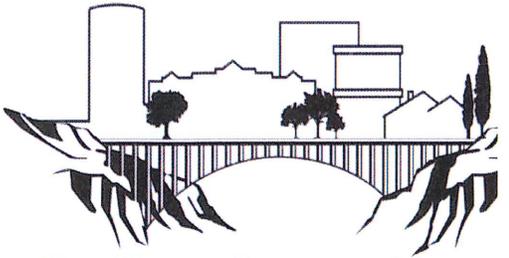
**SPECIAL BOARD MEETING**

\* \* \* \*

The Twin Falls Urban Renewal Agency will meet Friday, April 25, 2014 at 3:30 p.m. at Twin Falls City Council Chambers located at 305 3<sup>rd</sup> Avenue East.

Purpose: To consider awarding a bid to replace 2 HVAC units at 851 Poleline Road.

Melinda Anderson  
Executive Director



**THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS**

**Date:** April 25, 2014  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

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**Request:**

Consideration of a request to authorize the Executive Director to sign a Notice of Award to Sawtooth Sheet Metal for \$49,807 to replace 2 HVAC units on the roof of the property at 851 Poleline Road.

**Background:**

In 2012 TFURA board approved a schedule to replace 2 HVAC units (as needed) each year on the roof of the call center located at 851 Poleline Road which is currently leased to C3Connect. In 2013, 2 units were replaced. This will be the 2<sup>nd</sup> year of the replacement schedule. These four units will replace the four oldest units that were/are on the roof.

Riedesel Engineering sent out invitations to bid to local HVAC companies with the deadline of April 22, 12:00 pm to turn in sealed bids. The bids consisted of a base bid and 3 alternates. The alternates covered: 1) upgrade units to a CEE Tier 1/Energy Star rating; 2) provide additional smoke detectors inside the units; 3) add a CO2 economizer to units that don't supply those.

Four bids were received and opened on April 22 and Sawtooth Heating provided the low, responsive bid.

Sawtooth's base bid is \$48,567.00 (additional smoke detectors included) and \$1,150 to add in the Alternate #3 for a total of \$49,807. Riedesel reviewed all the bids to ensure they met the qualifications.

**Approval Process:**

Approval by a majority of the Board in open meeting.

**Budget Impact:**

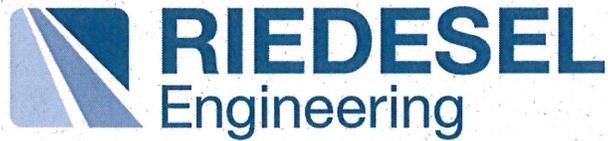
The replacement of the units was budgeted for in this year's budget.

**Conclusion:**

Staff recommends that the contract be approved so TFURA can replace the units before the cooling season begins.

**Attachments:**

1. Riedesel Recommendation Letter
2. Bid Tab



April 23, 2014

Melinda Anderson  
Executive Director  
The Urban Renewal Agency of the City of Twin Falls  
P.O. Box 1907  
Twin Falls, ID 83301

Re. 2014 C3 Building HVAC Replacement – Recommendation of Award

Dear Director Anderson:

On Tuesday April 22, 2014, the Agency received (4) bids for this year's HVAC unit replacement. Bidders were: Sawtooth Sheet Metal, ACCO Engineered Systems, Terry's Heating and Air Conditioning, and Intermountain Heating & Air Conditioning. The bids were opened at about 12:00 P.M. and read aloud.

The Bid Proposal form has (4) bid items: a "like for like" unit replacement (Bid Item #1) and (3) alternates. The bidders were informed that the award would be based on Bid Item #1 only. We have reviewed the bids and determined that Sawtooth Sheet Metal is the lowest responsive bidder. We recommend award to Sawtooth Sheet Metal for the 2014 project.

Our other recommendations are as follows:

- Bid Item #2, Alternate #1 – This is an additive alternate for a higher efficiency unit. A higher efficiency would qualify the Agency for Idaho Power rebate. Sawtooth's adder was \$9,325.00 and the potential rebate from Idaho Power is \$2,500. There is no financial incentive for the Agency to incur this added cost. We do not recommend implementing this option.
- Bid Item #3, Alternate #2 – Usually the smoke detector is included with the base unit in Bid Item #1. The bid item was provided in case the detector was an option. The smoke detector is included in Sawtooth's Bid Item #1 and they labeled #3 "N/A" to their bid to show this.

202 Falls Avenue  
Twin Falls, ID 83301  
208/733-2446  
Fax 208/734-2748

850 E. Franklin, Suite 403  
Meridian, ID 83642  
208/898-9165  
Fax 208/734-2748

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77 Southway, Suite C  
Lewiston, ID 83501  
208/743-3818  
Fax 208/743-3819

1845 Terminal Drive, Suite 150  
Richland, WA 99352  
509/946-3559  
Fax 509/946-3554

- Bid Item #4, Alternate #3 – The CO2 sensor helps the HVAC unit conserve energy by matching fresh air intake with the actual demands of the conditioned space. It is “smart technology” for the operation of the HVAC unit economizer. While the Agency does not directly benefit financially from choosing this option, it is a small cost to the Agency and helps the tenant with its heating and cooling expenses. We recommend implementing this option.

Based on our recommendations, the total bid from Sawtooth Sheet Metal is:

• Bid Item #1	\$48,657.00
• Bid Item #4	<u>\$1,150.00</u>
Total	\$49,807.00

I have attached a bid summary along with (2) Notices of Award for the Board’s deliberation at the special Board Meeting this Friday. The Notices are with and without the CO2 Sensor option.

Please call me with any questions, and thank you for letting Riedesel Engineering assist the Agency with this project.

Sincerely,



Donald G. Acheson, P.E.  
Project Engineer

DGA/tr  
Encls.

Riedesel Engineering, Inc. 202 Falls Avenue Twin Falls, ID 83301													
Bid Opening: Tuesday, April 22, 2014													
<b>BASE BID - C3 BUILDING HVAC UNITS REPLACEMENT</b>			<b>ENGINEER'S ESTIMATE</b>			<b>SAWTOOTH SHEET METAL</b>		<b>ACCO ENGINEERED SYSTEMS</b>		<b>TERRY'S HEATING &amp; A/C</b>		<b>INTERMOUNTAIN HEATING &amp; AIR CONDITIONING</b>	
<b>BASE BID</b>		<b>Qty</b>	<b>Unit Price</b>	<b>Amount</b>	<b>Unit Price</b>	<b>Amount</b>	<b>Unit Price</b>	<b>Amount</b>	<b>Unit Price</b>	<b>Amount</b>	<b>Unit Price</b>	<b>Amount</b>	
REMOVE AND REPLACE RTU2 & RTU3 WITH 25 TON NATURAL GAS/ELECTRIC HVAC UNITS PER SPECIFICATIONS	LS	1			\$48,657.00	\$48,657.00	\$49,568.00	\$49,568.00	\$49,996.00	\$49,996.00	\$57,852.00	\$57,852.00	
ALTERNATE #1 – UPGRADE (2) REPLACEMENT UNITS WITH HVAC UNITS MEETING CEE TIER 1/ENERGY STAR REQUIREMENTS	LS	1			\$9,325.00	\$9,325.00	\$11,340.00	\$11,340.00	\$15,010.00	\$15,010.00	\$67,997.00	\$67,997.00	
ALTERNATE #2 – PROVIDE ADDITIONAL SMOKE DETECTOR TO BE MOUNTED IN HVAC ENCLOSURE AND SENSING CONDITIONS WITHIN THE ENCLOSURE	LS	1			N/A	N/A	\$1,200.00	\$1,200.00	INCL	INCL	INCL	INCL	
ALTERNATE #3 - IF NOT INCLUDED WITH ALTERNATE #1, PROVIDE CO2 LEVEL CONTROL OF ECONOMIZERS FOR EACH HVAC UNIT	LS	1			\$1,150.00	\$1,150.00	\$1,690.00	\$1,690.00	\$1,605.00	\$1,605.00	INCL	INCL	
<b>GRAND TOTAL</b>						\$59,132.00		\$63,798.00		\$66,611.00		\$125,849.00	
<b>Accuracy of Bid</b>													
Addendums Acknowledged					✓		✓		✓		✓		
Bid Schedule Complete and Filled Out Properly					✓		✓		✓		✓		
Bid Signed and Complete					✓		✓		✓		✓		
Subcontractor List					N/A		N/A		N/A		N/A		
Bid Bond					N/A		N/A		N/A		N/A		
Estimated Delivery Time - Equipment					Verbal w/DGA 3 weeks		15 working days		3 weeks				
Work Schedule					✓		x		45 days		✓		
Public Works License Checked					✓	exp 3/31/15	✓	exp 8/31/13	✓	exp 5/31/14	✓	9/30/2014	
Pre Bid Attendance - Not Mandatory					✓		✓		✓		✓		