



## BAY CITY HOUSING COMMISSION

315 14<sup>th</sup> Street

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Bay City, Michigan 48708

(989) 892-9581

fax (989) 892-5818

tdd (800) 545-1833 ext 561

### **Domestic Hot Water Heater Replacement for Maplewood Manor RFP**

The Bay City Housing Commission is seeking bid proposals from qualified vendors to replace one or both the domestic hot water heaters at Maplewood Manor. Maplewood Manor is a nine story, 158-unit high rise for senior/disabled housing development operated by the Bay City Housing Commission (BCHC).

**Description of Work.** Maplewood Manor has two PFN0752PM-F9 Power-Fin water heaters installed in 2007, one heater (the leader) has a leaking heat exchanger. We are requesting pricing for the three different Lockinvar models and three alternatives to replace one or both the existing heaters. Scope of work will also include removal and replacement of pumps, galvanized or copper supply and return line, flue pipes, vents, pipe insulation and any associated parts to install one (or both) new commercial natural gas water heater. Installation drawings and photographs of the existing heaters are on page 4 and 5.

**Site inspection.** A pre-bid site inspection is available upon request. Please contact Karl Opheim, Assistant Director at (989) 892-9581 x107 to schedule.

**Proposal Submission, Due Date and Time.** We request all quotes be submitted **no later than Friday October 25, 2024 at 12:00 p.m. Noon EDT** on the prescribed form and a Non-Collusive/Non-Debarred Statement to:

DHW Heater Replacement at Maplewood Manor  
Bay City Housing Commission  
315 14<sup>th</sup> Street  
Bay City, Michigan 48708

Submission by means of electronic mail ([karl@baycityhousing.com](mailto:karl@baycityhousing.com)) is acceptable, however an original signed copy of each submission is required within four (4) business days.

**New product performance standards.** Water Heaters must have stainless steel heat exchangers that meet ASME Section IV construction requirements; must have built-in sequencer between units. With option 2 or 3 bidders will include in their price dual vents for combustion/exhaust for each heater. Bidders will also include all essential PVC/CPVC piping, isolation ball valves, CSD-1 emergency stops, gas piping, copper supply and returns lines, pipes, pipe insulation, water flow signage and indicator markings and condensation neutralization kits. One barometric vent tee will need to be included option 1.

**Preapproved Products. Option 1: Power-Fin PFn0502PM (F9); Option 2: Armor AWN268PM; Option 3: Armor AWH0400NPM each manufactured by Lockinvar LLC of Lebanon, Tennessee.** Options 2 and 3 will include in the base price the required PVC/CPVC vent materials. Other manufacturer products that are equal or exceed in performance will be considered. Please forward your request with shop drawings and any other information at least seven (7) days in advance of the bid due date for owner review and approval.

**Voluntary alternate.** Bidders may submit voluntary alternate bids for procedures, materials or equipment that **produce savings for the owner**. Each voluntary alternate needs to be accompanied by any necessary brochures, shop drawings, etc. Any voluntary alternate submitted may be used to the benefit of the owner even though the bidder submitting the alternate may not be awarded the contract.

**Clarification and Cancellation of Proposal.** The Bay City Housing Commission reserves the right to request clarifications of any proposal or to obtain additional information necessary to evaluate a proposal. Failure to respond to such a request for additional information or clarification could result in rejection of the proposal. BCHC also reserves the right to reject any and all proposals, to accept or reject any part of any proposal and/or to waive informalities and/or minor irregularities in the proposals or to allow correction(s) if the best interest of Bay City Housing Commission is served by doing so.

**General information.** All work on this project shall be in accordance with all applicable federal, state and local codes and regulations having jurisdiction over this project. Bids shall include all state and local permits, fees and taxes.

**Other requirements**

1. Field Dimensions: Must be verified in the field by the contractor prior to ordering equipment.
2. Shop Drawings: Furnish shop drawings of all materials for owner approval prior to ordering.
3. Maintenance and operational instruction to BCHC staff shall be included.
4. All work on this project shall be in accordance with all applicable federal, state and local codes and regulations having jurisdiction over this project. Bids shall include **all** state and local permits, fees and taxes. Disposal of old heaters, materials will be included as per direction from BCHC staff (staff may decide to retain some spare parts such as control boards, switches, pumps, purge motors).
5. All work shall be performed during regular business hours Monday through Friday between 8:00 a.m. to 5:00 p.m., excluding official Housing Commission holidays, unless other arrangements are made in advance with owner. Contractor shall protect all occupied areas from damage and be certain the building and property *shall be clean and free of debris at the end of the workday*. Contractor shall replace, at their expense, any material damaged during removal or storage of equipment.
6. Bidders will certify that neither the firm, partnership or association in which they have substantial interest is an ineligible contractor by the Comptroller General of the United States pursuant to Section 5.6(b) of the Regulations of the Secretary of Labor, 29 CFR Part 5, or pursuant to Section 3(a) of the *Davis-Bacon Act*, as amended (40 U.S.C. 276a-2(a) or that any part of this contract has been or will be subcontracted if such subcontractor, firm, corporation, partnership or association a subcontractor has a substantial interest is designated as an ineligible contractor as noted by regulatory provisions.
7. **General Contract Conditions for Small Construction/Development Contracts.** Form HUD-5370 EZ is required by the U.S. Department of Housing and Urban Development and the Bay City Housing Commission for all construction contracts costing more than \$2,000 and less than \$100,000. This is a document of contract conditions. Bidders are expected to be familiar with the provisions of this document. Contact Karl Opheim, Assistant Director, [karl@baycityhousing.com](mailto:karl@baycityhousing.com) if you need a copy.
8. **Wage documentation.** Davis-Bacon prevailing wage and benefit rates **are not** required for this project however BCHC still requires documentation of hours, pay rates of on-site workers. Contractors will submit weekly payroll form WH-347 and a signed Statement of Compliance (form WH-348) for each week of work.
8. **Warranty.** All materials, equipment and workmanship as described in this specification and amended by any change order shall be guaranteed for a period of **two (2)** years from the date of completion and acceptance. Bidder shall specify if any components have any additional parts warranty. Notification to correct, repair or replace any defective materials or workmanship shall be from the Owner, in writing to the Contractor. Contractor shall replace, at their expense, any material damaged

**Other Requirements, continued**

9. Performance bonds are not required for this project.

10. **Liability and Worker's Compensation Insurance.** No work on site may begin without liability and workman's compensation insurance in force and *Certificate(s) of Insurance* on file with the Executive Director. All policies shall name the Bay City Housing Commission as *additional named insured on a primary and non-contributory basis*. A completed IRS W-9 form is also required at contract signing.

Workers' Compensation and Occupational Disease Insurance. In accordance with federal and required state Workers' Compensation laws. The employer's liability limit must be a *minimum* of \$100,000 per accident and \$100,000 per disease, per employee with a policy limit of \$500,000.

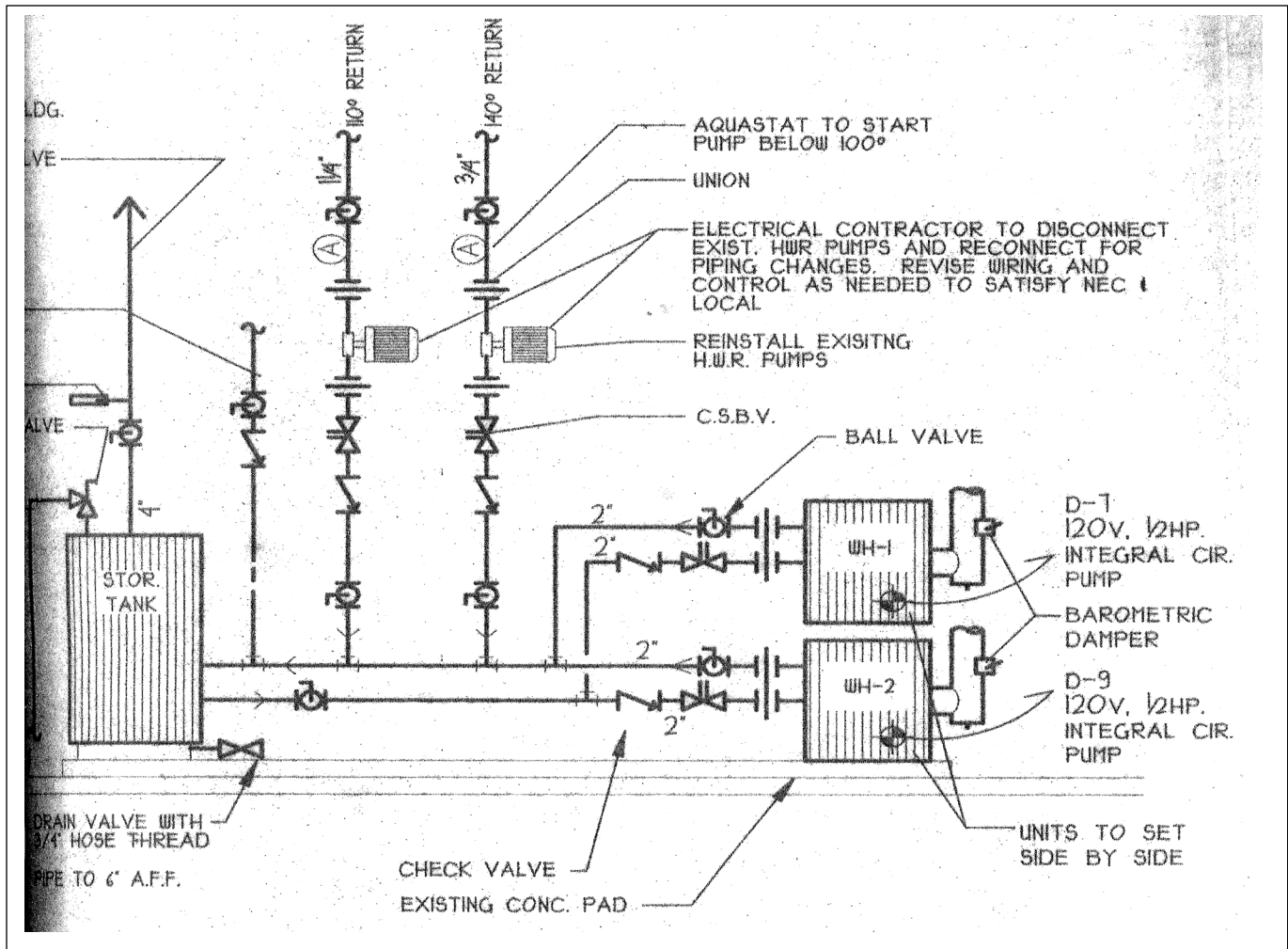
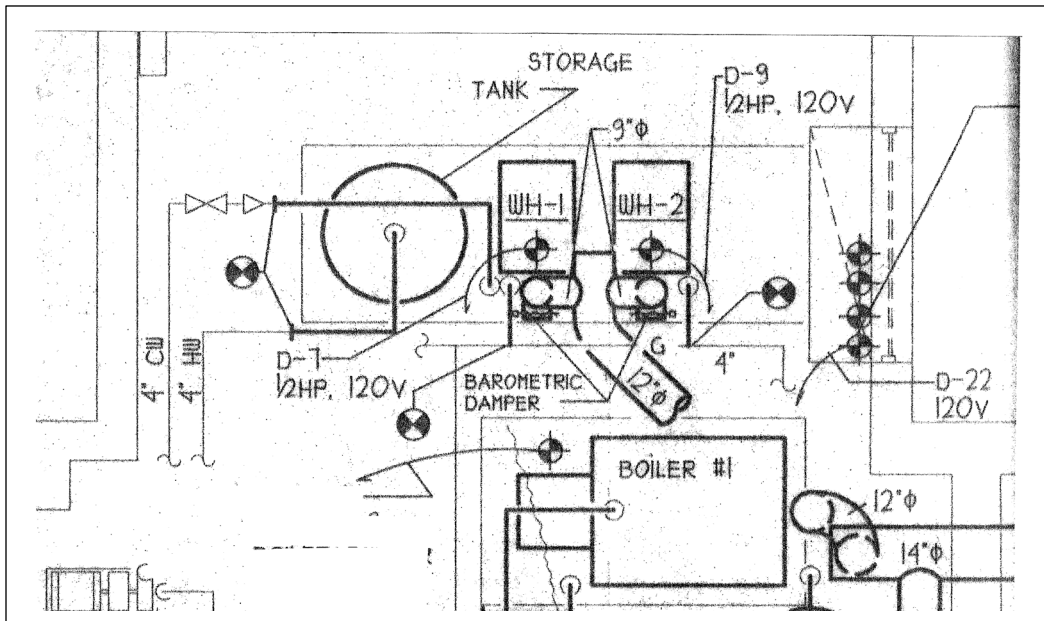
Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ 1,500,000 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others and use of all equipment. If the Contractor has a "claims-made" policy, then the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$500,000 per occurrence.

**Attachment A:**



Drawings from Current Installation:



PROPOSAL FORM

⇒ PLEASE PASTE YOUR COMPANY’S LETTERHEAD AT THE TOP OF THIS PAGE

Bid for: Replacement DHW Heater at Maplewood Manor
Bay City Housing Commission
315 14th Street
Bay City, Michigan, 48708

Having familiarized myself with the local conditions affecting the cost of this work, and the Contract Documents (Advertisement and Instructions to Bidders, Non-Collusive Affidavit, HUD 5370 EZ General Conditions, Description of Work) and any Addenda issued, hereby proposes to perform everything required to be performed and to provide and furnish all the labor, materials, tools, expendable equipment, utility and transportation services, etc., necessary to perform and complete in a workmanlike manner all of the Building Trades required under the Base Bid, all in accordance with the Contract Documents prepared by Bay City Housing Commission in connection with and any addenda issued and including \$1,000 General Allowance, for the sum of:

Option 1: Replace and install one (1) Power-Fin PF0502F9
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Alternate 1: Replace and install two heaters with Power- Fin 0502F9
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Option 2: Replace and install one (1) Armor AWN286PM
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Alternate 2: Replace and install two heaters with Amor AWN286PM
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Option 3: Replace and install one (1) Armor AWH0400NPM
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Alternate 3: Replace and install two heaters with Armor AWH0400NPM
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

Non-Collusive / Non-Debarred Statement [ ]

Acknowledgement of Addenda (if applicable) No: \_\_\_ Date: \_\_\_\_\_

Estimate completion date Option 1: \_\_\_\_\_ Option 2 & 3: \_\_\_\_\_

I understand that the information contained in this proposal is to be relied upon by the Bay City Housing Commission, and such information is warranted by the bidder to be true. The bidder agrees to furnish such additional information, prior to acceptance of any proposal relating to the qualifications of the bidder, as may be required. Attach additional sheets if necessary. NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_, 2024

Print/Type Name: \_\_\_\_\_ Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ Town/Zip \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Bids are due Friday, October 25, 2024 at 12:00 p.m. Noon at Bay City Housing Commission, 315 14th Street, Bay City, Michigan 48708. Submission by means of electronic mail (karl@baycityhousing.com) is acceptable. An original signed copy of each document is required within four (4) business days.

(PASTE or TYPE ON BIDDER'S LETTERHEAD,  
and SUBMIT WITH QUOTE

**NON-COLLUSIVE AFFIDAVIT**

State of ( \_\_\_\_\_ ) ss.

County of ( \_\_\_\_\_ )

I, \_\_\_\_\_, being first duly sworn, deposes and says:  
(Print name)

That I am \_\_\_\_\_ (partner or officer of the firm of, etc.) the  
(Title)

party making the foregoing proposal or bid, that such-proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the bid price or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Bay City Housing Commission or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

**NON-DEBARRED CERTIFICATION**

This is to certify that the below signed bidder has not been debarred, suspended or otherwise prohibited from contacting or entering into construction or modernization agreement with any federal, state or local agency including the U.S. Department of Housing and Urban Development.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Bidder, if the bidder is an individual  
Partner, if the bidder is a partnership  
Officer, if the bidder is a corporation

Subscribed and sworn to \_\_\_\_\_ before me

This \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

My commission expires \_\_\_\_\_ 20 \_\_\_\_\_