



Invitation for Quote

Housing Authority of Kansas City MO

Project: Brush Creek Tower DHW Boiler Replacement

Location: 1800 Emmanuel Cleaver Blvd. II

Development: Brush Creek Tower

Date: 3/25/2022

A pre-proposal meeting for this project will be held at the job site Brush Creek Tower

Located at: 1800 Emmanuel Cleaver Blvd. II KC. MO 64130

ON: March 31st, 2022, 2:00 P.M.

The closing date for quotes is no later than 2:00 P.M. April 7th, 2022, and must be received at the offices of HAKC, located at 3822 Summit St. Kansas City, Mo. 64111

Or submit electronically by sending E-mail to sbitterman@hakc.org

- 1) **Purpose:** Replace the existing boilers for the DHW (domestic hot water) system including all plumbing and venting connections required for the operation of the new units.
- 2) **Background:** Brush Creek Tower is a 13 story mid-high rise with 135 units serving elderly and disabled residents. The current DHW boiler units are nearing the end of their useful life and need to be upgraded. The boilers have begun to shut down randomly due to a problem with the heat exchanger causing interruption in domestic hot water supply. The units have received continuous maintenance and have been repaired several times to maintain operation.

- 3) **Scope:** The contractor will remove and replace the existing Lochinvar boilers with units that best fit the developments needs taking into consideration the design and sizing of the units that will work with the current configuration of the buildings hot water supply system. The building will be occupied during the project and daily operation of the building must be maintained. Contractor will need to proceed with the modernization of these systems expeditiously considering the condition of the existing units. Notice to Proceed will be issued immediately after award.
- a) Contractor will isolate and disconnect the existing boilers making every effort to stage the replacement in a way that mitigates down time of service.
 - i) Contractor will provide a schedule outlining utility shutdown and switchover durations and requirements for temporary isolation valves and/or bypass piping for equipment.
 - ii) Contractor will remove and dispose of the existing units in acceptable manner.
 - b) Contractor will furnish and install new boiler units that meet the current needs of the development taking into consideration the future needs and maintainability of the units proposed including the need for redundancies to ensure continuous function of the new system.
 - i) Contractor will make all flue piping, electrical, and hot water pipping modifications necessary for the operation of the new system.
 - ii) Contractor will also address the existing hot water storage to ensure its continued functionality and make recommendations on the maintenance or modifications needed to ensure the new system operates as intended.
 - iii) All equipment shall be installed complete in all respects with all accessories and in accordance with the requirements of the boiler manufacturer and HAKC.
 - c) Contractor will perform startup and system check bringing the system onboard and ensuring it is functioning to manufactures specifications.
 - i) Contractor will provide training on the functionality of the new system for the building maintenance team and project manager.
 - ii) Contractor will provide preventative maintenance schedule and service for the unit for 12 months after commissioning of new units.



- 4) **Requirements:** The contractor must be able to provide the following services:
- a) Inspect and identify the needs and deficiencies of the current domestic hot water supply systems.
 - b) Obtain necessary permits to perform the full scope of work as applicable.
 - c) Provide product spec sheets and a bid schedule itemizing the cost installation of new components.
 - i) Product spec sheets should reflect the quality of the product including warranties and manufactures recommendations on installation and maintenance.
 - ii) Provide the expected suppliers contact information (i.e. name, phone, email, website); sample of product including color options.
 - d) Contractor shall perform their own material take offs and provide material and labor to complete the job.
 - i) Contractor shall comply with the Davis-Bacon Act (per the attached) as it applies to contractors and subcontractors performing work on federally funded contracts.
 - ii) Site visits to perform the take offs and bidding of the projects will be limited to an agree upon schedule within the HAKC MO operating hours.
 - e) Perform the repairs and installation of the new components in accordance with manufactures recommendations and applicable codes keeping site clean and free of debris and hazards.
 - i) Contractor will provide their own waste management during the full scope of the project.
 - (1) Any waste container (i.e., dumpster, portable toilet, trailer) will need to be placed in an approved location to accommodate residents access.
 - (2) Waste containers should be of ample size and construction to house and secure the load safely.
 - (3) Job site shall be maintained daily to be free from debris, trash, tools, and any safety hazards.
 - ii) Provide a week (7 calendar days) notice before starting each project to provide time to notify the tenant.
 - (1) Contractors will need to provide notice of need to enter the residence a week prior providing ample time to notify the tenant.
 - (2) Inspections to be scheduled 2 days in advance.
 - f) Final clean up and removal of trash and debris to pre-construction condition or better.



- 5) **Deliverables:** The contractor must be able to provide the following documentation and materials:
- a) Product spec sheets for the components to be installed as part of the scope of work.
 - b) Provide 3 references from previous projects of similar scope.
 - i) Include experience of all primary installers expected to work on the project.
 - c) Necessary permits and inspections for work completed as applicable.
 - d) Develop an estimated timeline identifying start dates and expected completion dates for repairs.
 - e) Delivery and installation of new products to site using applicable standards in accordance with applicable codes.
 - f) Appropriate waste management system to comply with OSHA standards for health and safety of workers and residents.
 - g) Save product documentation for submittal to project manager at time of final inspection.
 - h) Provide and execute a plan to include section 3 and WMB engagement to best extent possible.
 - i) Pricing