

Special County Board – Meeting Handouts

September 1, 2016

IX. New Business

A. Facilities

1. Resolution No. 9723 and Supporting Documents

RESOLUTION No. 9723

RESOLUTION AUTHORIZING EMERGENCY PURCHASE A REPLACEMENT BOILER SYSTEM
FOR THE CHAMPAIGN COUNTY NURSING HOME

WHEREAS, the Champaign County Nursing Home is in immediate need of replacement of its boiler system used to provide a safe, healthful environment for its residents; and

WHEREAS, failure to replace the boiler system immediately could jeopardize the health and safety of nursing home residents, could cause damage to county property, and could subject Champaign County to liability; and

WHEREAS, the circumstances necessitating the immediate replacement of the boiler system have only recently been brought to the County's attention, were unforeseeable, and were not the result of negligence by Champaign County; and

WHEREAS, the prescribed period of time for advertising for bids as is normally required of purchases of non-professional services (55 ILCS 5/5-1022) would not allow Champaign County to respond promptly to this immediate need; and

WHEREAS, an alternative bidding procedure has allowed Champaign County to select a vendor through a competitive process to meet the immediate need in an efficient and cost-effective manner; and

WHEREAS, Section VI of the Champaign County Purchasing Policy classifies emergency purchases as those purchases which ensure public health and safety, protect public property, and limit County liability.

NOW, THEREFORE BE IT RESOLVED by the Champaign County Board that an emergency condition exists at the Champaign County Nursing Home justifying purchase of a replacement boiler system through an alternative bidding procedure, and that the contract for such a system be awarded to A&R Mechanical of Urbana, Illinois, for the amount of \$229,500, under the terms and conditions set forth in bid ITB 2016-010.

PRESENTED, ADOPTED, APPROVED and RECORDED this 1st day of September, 2016.

Patti Petrie, Chair
Champaign County Board

Attest:

Gordy Hulten, County Clerk and *Ex-Officio*
Clerk of the Champaign County Board

JOHN FARNEY
COUNTY AUDITOR



1776 EAST WASHINGTON
URBANA, ILLINOIS 61802
TELEPHONE (217) 384-3763
FAX (217) 384-1285

OFFICE OF THE AUDITOR
CHAMPAIGN COUNTY, ILLINOIS

TO: Patti Petrie, County Board Chair
Christopher Alix, Deputy Chair of the Finance Committee
Members of the Champaign County Board
Rick Snider, County Administrator
Dana Brenner, County Facilities Director

FROM: John Farney, County Auditor

DATE: September 1, 2016

RE: Emergency Purchase of a Replacement Boiler System for the Champaign County Nursing Home

The Champaign County Auditor has been made aware of the need to purchase and install a replacement boiler system for the Champaign County Nursing Home. This purchase is necessary due to an early equipment failure in the system. As a result of this failure, the system will be unable to generate sufficient heat for the upcoming winter weather season. County Facilities Director Dana Brenner has recommended the immediate replacement of the system.

This purchase qualifies as an emergency purchase as replacement is necessary to ensure public health and safety, protect public property, and to limit County liability, in accordance with Section VI of the County Board Purchasing Policy. Time is of the essence to ensure completion of the project before winter weather begins.

County Board Resolution No. 9723 authorizes the purchase of a replacement boiler system and recommends a contract is awarded to A & R Mechanical in the amount of \$229,500. Additionally, this bid has been reviewed and recommended by GHR Engineers and Associates, Inc.

The County Auditor's Office has reviewed the bid documents, memorandum from County Administrator Rick Snider, and information from GHR Engineers and Associates, Inc., and finds that this purchase is in compliance with Section VI of the County Board Purchasing Policy.

Adoption of County Board Resolution No. 9723 will satisfy Section VI of the Champaign County Board Purchasing Policy. This purchase will not appear on the September Purchases Not Following Purchasing Policy resolution.

I will be in attendance at the Special Meeting of the County Board should any questions arise.

Sincerely,

JOHN FARNEY
COUNTY AUDITOR



August 26, 2016

JN Gleason, PE, LEED AP
Chief Executive Officer

JW Aquino, AIA
President

KM Sluts
Secretary-Treasurer

Associates
GW Galther, CET
TL Hinton, EIT, LEED AP
LR Klenzler, PE
DB White, CDT/CCA

Mr. Dana Brenner
Facility Director
Champaign County Administrative Services
1776 East Washington
Urbana, IL 61802-4578

SUBJECT: 7017 Boiler Replacement
Champaign County Nursing Home
Bids

Dear Dana,

Bids were opened at noon today (September 1, 2016) for replacement of the four boilers at the Nursing Home.

We had four bidders and the bids were responsive.

The bidders and bid amounts are as follows:

A & R Mechanical (Urbana, Illinois)	\$229,500
Davis-Houk Mechanical (Urbana, Illinois)	\$260,900
Mechanical, Inc. (Freeport, Illinois)	\$265,058
Reliable Mechanical (Champaign, Illinois)	\$265,370

All the bidders gave this project a serious effort. The bid spreads indicate they had essentially the same understanding of the work involved.

I spoke with Steve Hall of A & R shortly after the bids were opened. He indicated their apparent low bid of \$229,500 reflects their desire to get the project. A & R is comfortable with their bid and is willing to sign a contract for that amount.

We recommend A & R be awarded a contract for \$229,500 to do the work.

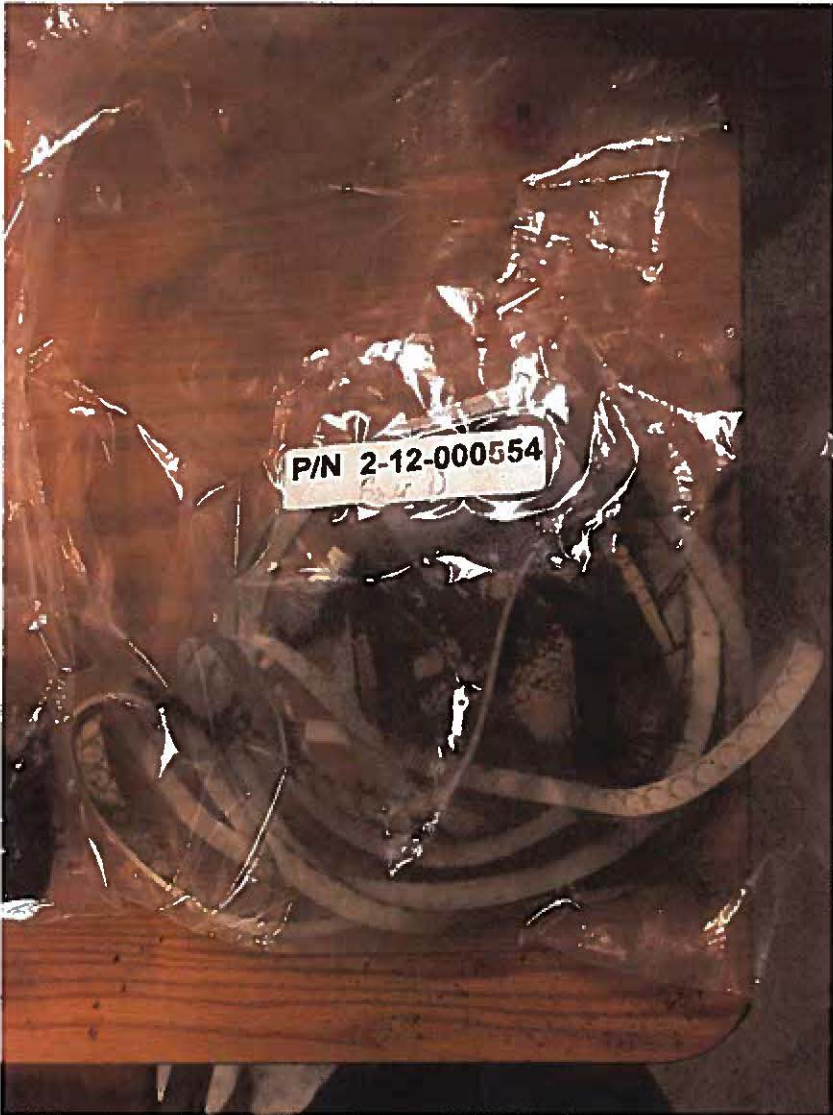
GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

GHR No. 7017

Emergency Boiler Replacement Champaign County Nursing Home



Air gaskets and gas flapper from existing boiler.

GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

GHR No. 7017

**Emergency Boiler Replacement
Champaign County Nursing Home**



Air gaskets and gas flapper from existing boiler.

GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

GHR No. 7017

Emergency Boiler Replacement
Champaign County Nursing Home



Air gaskets and gas flapper from existing boiler.

GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

GHR No. 7017

Emergency Boiler Replacement Champaign County Nursing Home



Condensate drains plugged with scale and carbon build up.

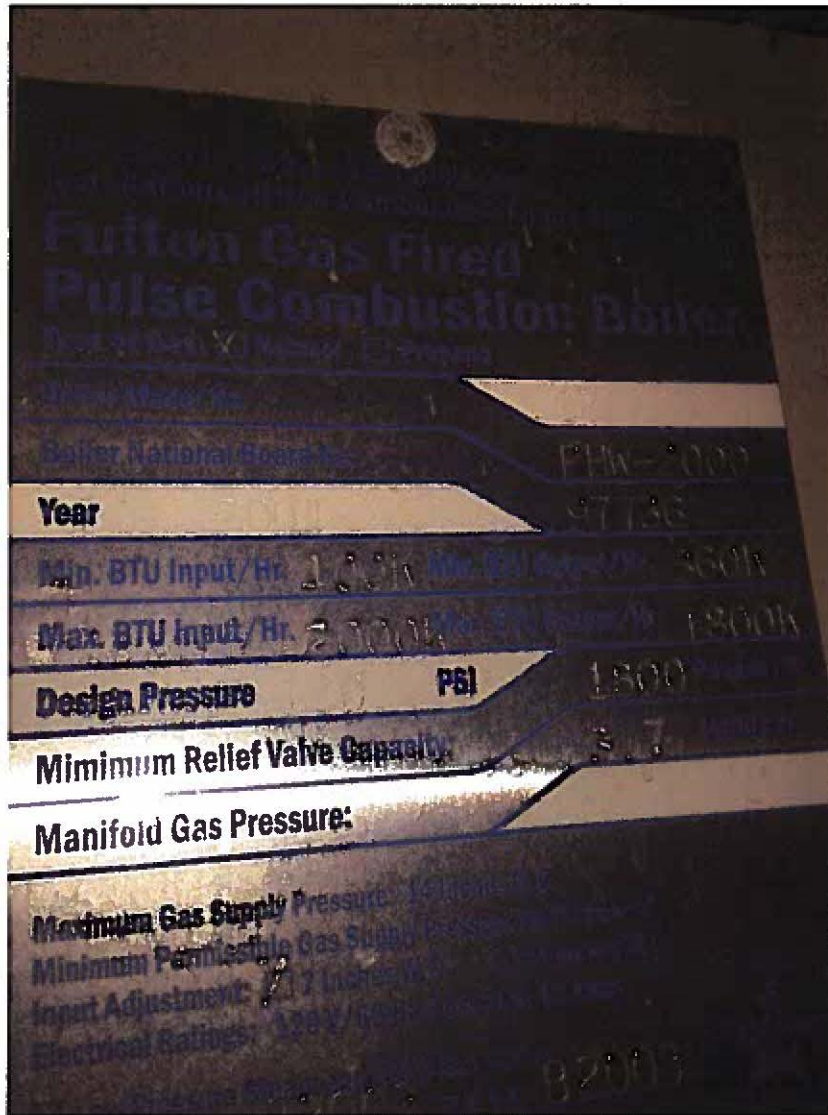
GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

GHR No. 7017

Emergency Boiler Replacement Champaign County Nursing Home



Existing boiler nameplate and capacities.

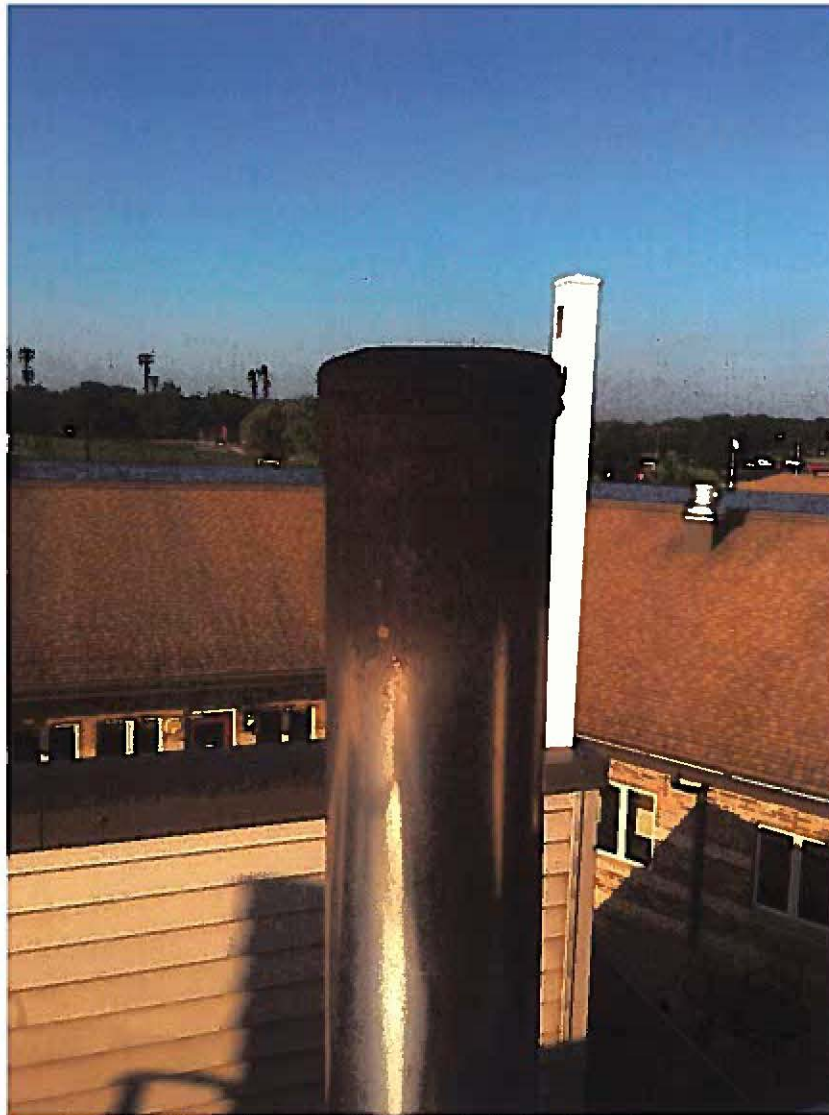
GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

GHR No. 7017

Emergency Boiler Replacement Champaign County Nursing Home



Existing boiler flue with heavy soot.

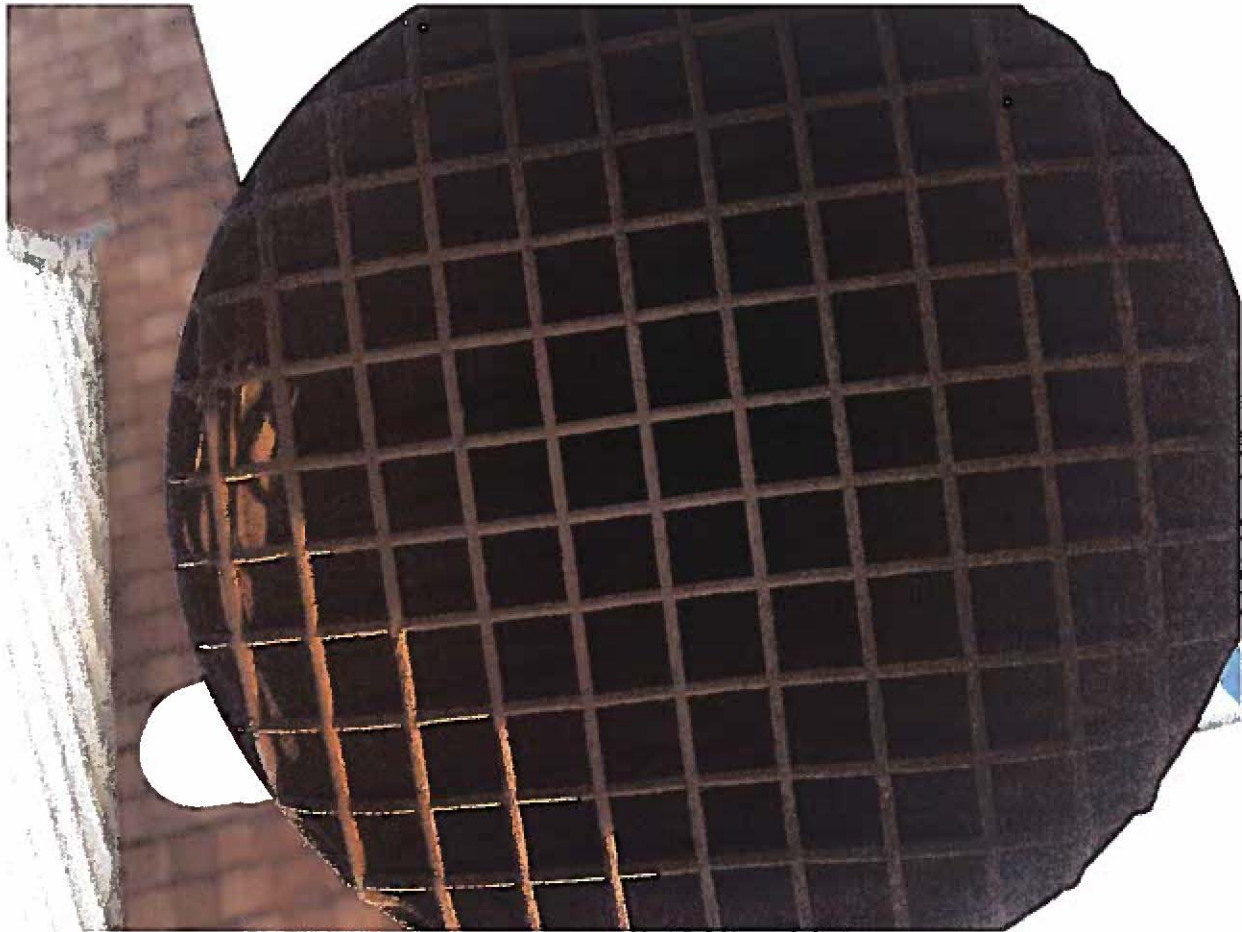
GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

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Emergency Boiler Replacement
Champaign County Nursing Home



Soot build-up over boiler flue screen.

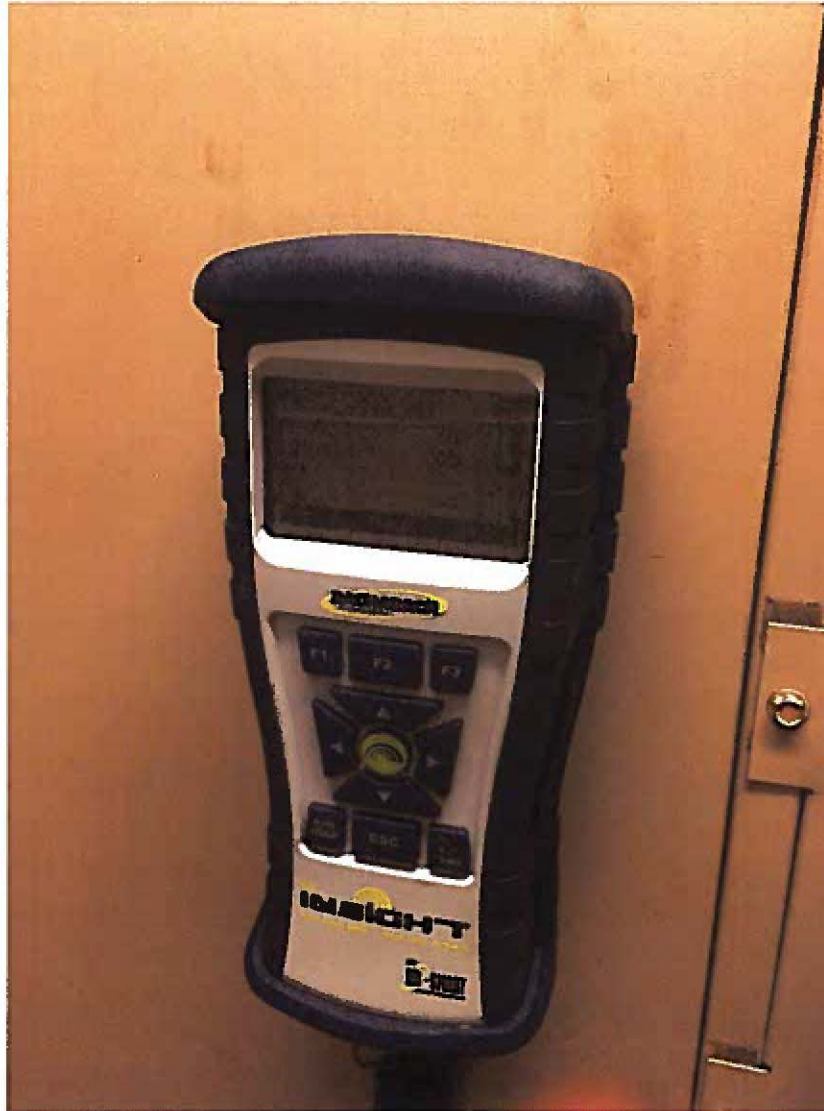
GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

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Emergency Boiler Replacement
Champaign County Nursing Home



Combustion analyzer showing 0.0% O₂ and CO exceeding 999 ppm. Two analyzers were used for testing. Same results.

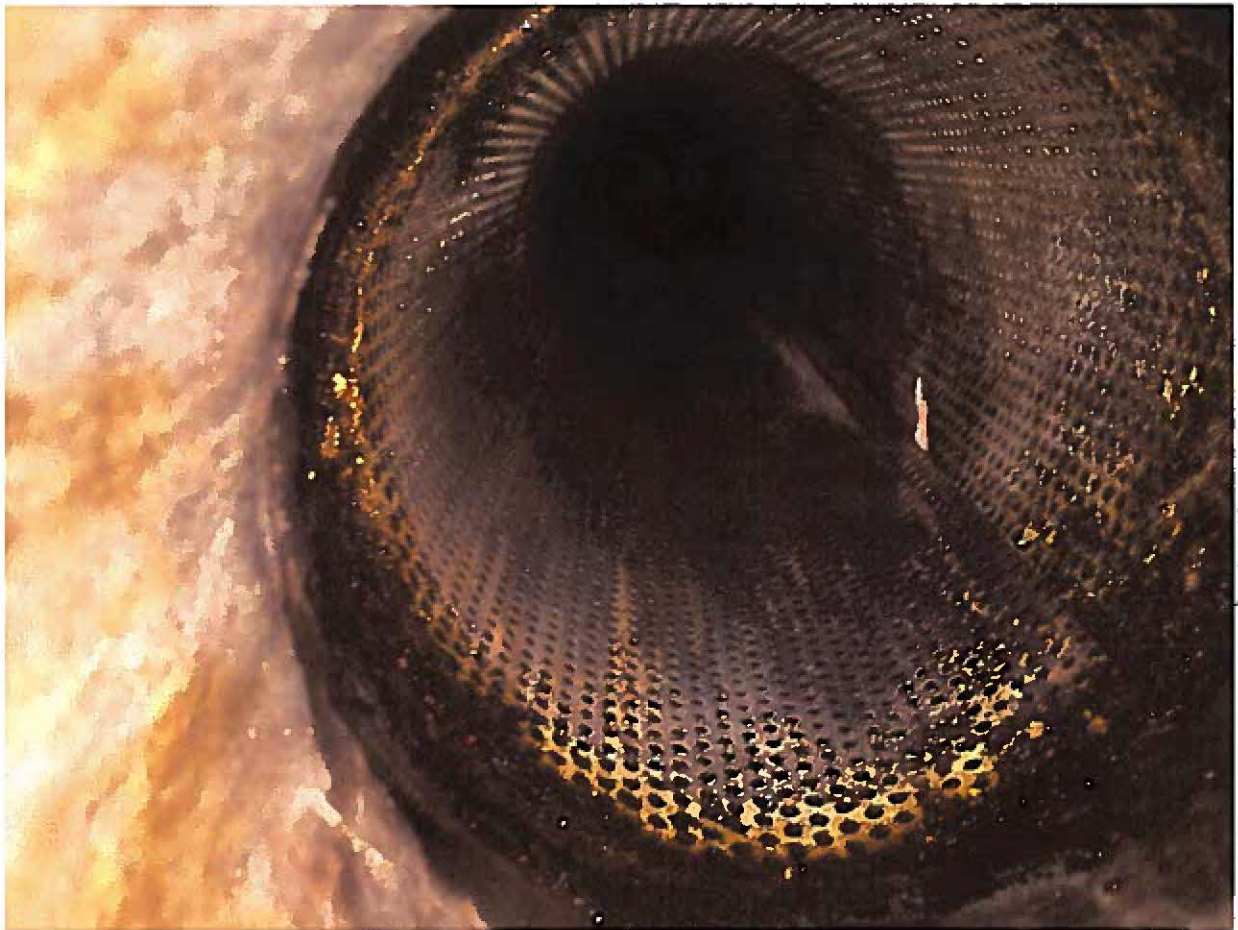
GHR Engineers and Associates, Inc.

Mechanical and Electrical Consulting Engineers

August 25, 2016

GHR No. 7017

Emergency Boiler Replacement
Champaign County Nursing Home



Inside boiler flue muffler with soot and carbon build up.



GHR Engineers and Associates, Inc.
 Mechanical & Electrical Consulting Engineers
 1615 South Neil Street • Champaign, IL 61820
 Phone: 217-356-0536 Fax: 217-356-1092

BID TABULATION

PROJECT

PROJECT NO. 7017

TITLE / DESCRIPTION Boiler Replacement

Champaign County Nursing Home

PROJECT ESTIMATE _____

BID OPENING

DATE September 1, 2016

TIME 12:00 pm

LOCATION 500 art Bartell Road, Urbana

SECTION OF WORK Mechanical

ENGINEER GHR Engineers and Associates, Inc.

BIDDER	BID SECURITY	PERFORMANCE BOND	BASE BID	REMARKS
CONTRACTOR NAME				
Reliable Mechanical	✓	✓ 10%	\$265,370	Subs TBD Signed and Notarized
Davis-Houk Mechanical	✓	✓ 10%	\$260,900	Subs Listed Signed and Notarized
Mech, Inc.	✓	✓ 10%	\$265,058	Subs Listed Signed and Notarized
A & R Mechanical	✓	✓ 10%	\$229,500	Subs Listed Signed and Notarized