



College Station Independent School District

Success...each life...each day...each hour

MEMORANDUM

To: Amy Drozd, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities *Jon E. Hall*

Date: February 25, 2022

Subject: Consider approval of a contract award to Entech Sales and Service in the amount of \$138,579 as per purchasing cooperative contract 638-21 for the replacement of the natatorium boiler at CSMS utilizing 2021 bond funds.

Agenda Item: K-4

BACKGROUND

In November 2021, College Station ISD voters passed a bond issue for \$78.125 million for renovations to district facilities and other items. Proposition C was specifically identified as natatorium renovation work in the amount of \$2.97 million, which is what this project would be part of.

The natatorium boiler that heats the water in the pool has been a severe maintenance problem for the last few years and we are actually using a temporary rental boiler mounted on a trailer to heat the water currently. This project would be to replace the old existing boiler with a new one of the same capacity and remove the rental boiler from use.

Three bids were solicited from HVAC subcontractors to accomplish this work. The vendors were Entech Sales and Service, Rex Mechanical, and HTS Texas. Their bids are attached for reference.

The lowest bid was submitted by Entech Sales and Service and their proposal was reviewed by CSISD Facilities staff to verify that the full scope of work was included. Entech Sales and Service is also a member of a purchasing cooperative that we utilize frequently within the district. With the best price and a full scope of work included, Entech Sales and Service is the recommended vendor for this first project on the natatorium renovation package, which would be accomplished over the summer of 2022 so that it would be operational again by the start of school.

RECOMMENDATION

It is recommended that the College Station Independent School District Board of Trustees approve a contract award to Entech Sales and Service in the amount of \$138,579 as per purchasing cooperative contract 638-21 for the replacement of the natatorium boiler at CSMS utilizing 2021 bond funds.

Jon Hall
Executive Director for Facilities

1812 Welsh Avenue
College Station, TX 77840
979-764-5400 -- www.csisd.org

Amy Drozd
Chief Financial Officer



Proposal

Address - Dallas - Boals - Ft. Worth - Garland - Houston - Odessa - Orange - San Antonio

Company:	College Station ISD	Date:	8/27/2021
Address:	2000 Welsh Ave., College Station, TX 77840		
Contact:	Rene E. Ramirez	Job Name:	CSMS_New Aqua Boiler Install
Phone:	979-694-5688		
Email:	rramirez@csisd.org		
BUYBOARD TRADE SERVICES 638-21 CONTRACT VENDOR			

Entech sales and Service is pleased to present pricing for the following scope:

Scope of work:

- Lock out and tag out existing equipment.
 - Demo all conduit and wiring associated with the HVAC equipment being removed, back to source and indicate any open circuit breakers as spare.
 - Demo existing pool water supply pipe, return piping, and valves indicated on the approved engineer drawings.
 - Demo existing boiler and all associated appurtenances.
 - Demo 15' of existing 2" threaded steel pipe from location of existing boiler back to the meter.
 - Demo all conduit and wiring associated with the HVAC equipment being removed, back to source and indicate any open circuit breakers as spare.
 - Furnish and install new 990.0MBH Raypak boiler, model P-992C.
 - Furnish and install new 842,000 BTUH Heat Exchanger, and new circulating pump per the approved engineer specifications.
 - Furnish and install new 53 gallon expansion tank and chemical pot feeder per MP1.01 Detail 2.
 - Furnish and install new Taco 1632 model 1/2 HP pump as recommended by boiler manufacturer (see below clarifications for engineer scheduled pump discrepancies).
 - Furnish and install new Amerivent Flue as recommended by boiler manufacturer. Flashing and roof cap included.
 - Install new 1" makeup water line, connecting inside of the building at the nearest makeup water line. Heat Trace to be installed with specified insulation.
 - Install new conduit, wire, breakers, stainless disconnect, switches & receptacles, and make final connections to new pool equipment
- BAS Integration & Control**
- Furnish and install (6) temperature sensors with wells, (1) 5-port switch, (1) 2" Belimo 3-way ball valve on the HEX loop
 - (boiler loop 3-way valve is to be thermostat and not part of the control system).
 - Provide and install new wiring, conduit,
 - Programming to follow the provided sequence, update graphics, reuse existing Delta controller.
 - Integrate Boiler BACnet card and verify proper operation.
 - One-year warranty on labor and materials

Breakout of Scope of Work:

Item Number	Description	Lead Time on Equipment	Price Each	Quantity	Amount
1	Materials	3-5 Days	\$96,688.97	1	\$96,688.97
2	Entech Labor		\$41,890.05	1	\$41,890.05
3					\$0.00
4					\$0.00
					\$0.00
Subtotal					\$138,579.02

Sales Tax Rate:	0.00%	Sales Tax	\$0.00
		Quote Total	\$138,579.02

Houston Office • Entech Sales & Service, Inc. • 1930 Lauder Road • Houston, Tx 77039
Phone • 281-306-9090 Fax • 281-227-8010

www.entsales.com
TACL A0030947C

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Austin • Dallas • Fort Worth • Garland • Houston • Odessa • San Antonio

Proposal

CLARIFICATIONS/EXCLUSIONS:

- Pump schedule on sheet M2.01, list CP-1 to be provided as 2.0 motor horsepower with 35' Head. Remark (1) notes "Pump shall be selected by boiler manufacturer, with disconnect and starter by electrical contractor and controlled by boiler.". The Boiler manufacturer recommends and is providing CP-1 as 1/2 horsepower, with 20' Head.
- Note 9 under the Mechanical Piping Diagram Keyed Notes, on sheet MP1.01, states "Refer to detail 1/M3.01 for more information on power exhaust flue". Detail 1/M3.01 notes "Flue sized and installed per boiler and stack manufacturers recommendations". The boiler manufacturer recommends and is providing the following: galvanized steel casing with aluminum alloy inner flue, galvanized steel flashing, galvanized steel 45 degree elbow, and an aluminum snap lock cap.
- Items not listed in scope above
- Labor is calculated using Regular Time
- Proposal covers Entech recovery of demolished & scrapped equipment.
- Sale Tax Not Included

Submitted by:

Riley Wathen
 Entech Sales & Service, LLC.
Riley.Wathen@entechsales.com
 O: 281-506-9090 | C: 713-969-8952

This proposal may be withdrawn by us if not accepted within 30 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry Fire, bonded and other necessary insurance. Our workers are fully covered by Workers' Compensation.

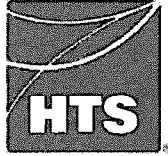
Signature _____ Date: _____

Printed Name _____ PO#: _____

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment due upon receipt of invoice(s).

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HTS Texas
 3350 Yale Street
 Houston, Texas 77018
 T 832 328 1010
 F 832 328 1460
 texas.htseng.com

Mechanical Bill of Material

(Last Addendum Reviewed: None)

Job: College Station Middle School – Boiler Replacement

Date: February 4, 2022

Designer: HTS

Co-op Buy Board #: 552-17

HTS Texas is pleased to offer you the following equipment subject to our attached Terms and Conditions:

Package Price

SCOPE: Contractor's pricing and proposal includes furnish material and labor necessary for the completion of the following HVAC Boiler systems per scope listed below:

HVAC Scope – Includes the Following:

- Boiler, Heat Exchanger, and circulation pump
- Chemical Pot Feeder and Expansion Tank
- Electrical as shown on drawings
- Addition of backflow preventer as shown for make-up water
- Includes gas piping as shown
- Includes heat tracing on exterior make-up water
- Piping insulation
- Includes roofing work for boiler flue piping
- Permits

Subtotal.....\$ 188,730

Technical Clarifications:

- **CONTRACTOR's pricing and proposal excludes anything not specifically identified in the plans and specifications unless identified in the scope list above.**
- It is assumed all work will be performed after hours

Further exclusions include the following:

- All Sales Taxes
- Warranties
- Permitting of plans by City
- Vibration Isolation
- Pipe Painting and/or primer
- **Controls wiring – by Owner**
- Payment and performance bonds
- All Roofing or roof work of any kind, painting of any kind, and structural support of any kind excluded.
- All other work not explicitly stated in scope above

TERMS AND CONDITIONS OF SALE

COMPANY: The Company as used herein shall mean Heat Transfer Solutions Inc.

PRICE POLICY: Prices of the good may be increased depending on the date of release and/or shipment of the order, announced increases in the Company's list prices, or increases in labor and material cost.

TERMS OF PAYMENT: Terms of payment are subject at all times to prior approval of the company's credit department. Terms of payment are net 30 days of date of invoice unless previously otherwise agreed in writing. If at any time the financial condition of the Purchaser or other circumstance affecting the credit decision, in the Company's opinion, does not justify continuance of production of products or shipment of products on the terms of payment specified, the Company may require full or partial payment in advance, or may at its sole discretion stop or delay production or shipment of products. In the event of default in payment, Purchaser agrees to pay all costs of collection incurred by the Company including but not limited to collection agency fees, attorney fees and court costs. All past due amounts shall bear interest at highest rate allowed by law.

SHIPPING TERMS: All shipments will be made F.O.B. factory with freight as quoted. All shipments will be made via a low cost common carrier and charges for special carrier services requested by the Purchaser shall be paid by the Purchaser. The Company may ship the goods in one or more lots.

CLAIMS: The responsibility of the Company for all shipments ceases upon delivery of goods in good order to the carrier. Since all goods are shipped at Purchaser's risk, damage or shortage in transit must be filed by Purchaser against the carrier. Claims for factory shortages will not be considered unless made in writing to the Company within ten (10) days after receipt of the goods and accompanied by reference to the Company's bill of lading and factory order numbers.

TAXES: The amount of any present or future taxes applicable to the product shall be added to the price contained herein and paid by the Purchaser in the same manner and with the same effects as if originally added thereto.

CANCELLATIONS: Accepted orders are not subject to cancellation without the Company being reimbursed for any and all expenses, and being indemnified by Purchaser against any and all loss.

SHIPMENT DATES: Shipment dates are only estimates. No contract has been made to ship in a specified time unless in writing, and signed by two officers of the Company.

PRODUCT CHANGES: In the interest of continuous product improvements, the Company reserves the right to change specifications and/or design without incurring obligation.

RETURNED GOODS: Goods may not be returned except by permission of an authorized Company official, and when so returned will be subject to handling and transportation charges. Authorized return goods must be shipped prepaid to the location designated by the authorization.

LIMITED WARRANTY: Free replacement parts will be provided by the manufacturer the Company represents in the event any product supplied by the Company and used in the United States proves defective in material or workmanship for a period of twelve (12) months from the initial start-up or eighteen (18) months from date of shipment, whichever expires sooner. Goods sold under this agreement are warranted only to the extent that the manufacturer warranted them to the Company or directly to the Purchaser. The Company's liability to the Purchaser shall not exceed the lesser of the cost of correcting defects in the goods sold or the original purchase price of the goods, and the Company shall not in any event be liable to buyer or third parties for any delays of special, indirect, or consequential damages. The Company's warrant does not apply to any goods which have been opened, disassembled, repaired, or altered by anyone other than the Company or its authorized service representative or which have been subjected to misuse, misapplication, or abuse. The Company is not obligated to pay any labor or service costs for removing or replacing parts, or any shipping charges. Refrigerants, fluids, oils, and expendable items such as filters are not covered by this warranty. This parts warranty and any optional extended warranties are granted only to the original user. Company's duty to perform under any warranty may be delayed, at Company's sole option, until Company has been paid in full for all goods purchased by Purchaser. No such delay shall extend the warranty period. For additional consideration the Company will provide an extended warrant(ies) on certain goods or components thereof. To obtain assistance under this limited warranty please contact Heat Transfer Solutions 3350 Yale Street, Houston, TX 77018; (832) 328-1010. This warranty constitutes the purchaser's sole remedy. It is given in lieu of all other warranties; express or implied. There is no implied warranty of merchantability or fitness for a particular purpose. In no event and under no circumstances shall Heat Transfer Solutions Inc. be liable for incidental or consequential damages, whether the theory be breach of this or any other warranty, negligence, or strict tort. The company must receive a start-up information report for goods containing motor-compressors and/or furnaces. The registration/start-up form must be completed and returned to the Company within ten (10) days of original equipment start-up or start-up date and ship date will be deemed the same for warranty determination. No person has the authority to expand the Company's obligation beyond the terms of this express warranty.

TERMS OF SALE: Sale of goods covered hereby to Purchaser is made solely on the terms and conditions set forth herein, notwithstanding any additional or conflicting terms and conditions that may be contained in any purchase order or other form or purchase, all of which additional or conflicting terms and conditions are hereby rejected by the Company unless agreed upon in writing and signed by an officer of the Company. Specifically, the Company does not accept any holdbacks from its billings (see TERMS OF PAYMENT above). The Company is a supplier (not a contractor as defined in the Construction Lien Act) and is NOT subject to the holdback rules contained in the Construction Lien Act. No waiver, alteration or modification of the foregoing terms and conditions shall be valid unless made in writing and signed by an authorized official of Heat Transfer Solutions Inc. In particular and without limiting the foregoing, notwithstanding anything to the contrary in Purchaser's purchase order or any other documents, the Company does not accept any order subject to project design and specifications. Purchaser agrees to accept full and sole responsibility to determine whether the product ordered by Purchaser meets the design and specification requirements of any project.



REX MECHANICAL, INC.
9011 MAIN STREET
NEEDVILLE, TX 77461
979-793-3340/979-793-6155-FAX

HVAC PROPOSAL

December 17, 2021

To: CSISD
Attn: Rene E. Ramirez
Project: CSISD MS New Aqua Boiler Install

Rex Mechanical is pleased to offer a proposal for the above referenced project

Scope to Include

- Furnish and Install Raypak Boiler Model # P-992C per Plans and Specs
- All necessary Demolition
- Furnish and Install all Water Specialties per Plans and Specs
- Furnish and Install new Flue Pipe per Plans and Specs
- Crane and Rigging
- Electrical per Plans and Specs
- Reconnect Controls
- Factory start-up
- Clean up
- 1 year material and labor warranty

We exclude the following

- All Bonds
- All Sales Tax
- **Controls (by CSISD)**
- Any concrete pads
- All structural steel
- Any and all painting (piping, ductwork, rooms, etc.)
- Pricing good for 30 days

Equipment/Material Price: \$ 104,005.00

Labor Price: \$ 45,660.00

Total: \$ 149,665.00

Please note: Rex Mechanical is NOT a BUY BOARD contractor

Jim Wells
Project Manager