



**ROCK ISLAND**

**Illinois**

**Boiler Maintenance Contract**

**The City of Rock Island, IL**

Public Works Department

1309 Mill Street

Rock Island, IL 61201

309-732-2200

## **INVITATION FOR BIDS**

**The City of Rock Island is requesting proposals for Boiler Maintenance Services at various city facilities. This is a three year contract with an option to extend.**

Sealed bids will be accepted by the City of Rock Island Public Works Department until 9:00 a.m. on Tuesday, March 21, 2023 for the following project:

### **Boiler Maintenance Contract**

For questions on this contract please contact Luke VanLandegen – Municipal Services Superintendent 309-732-2261

A digital copy of the specifications may be downloaded from the City's website at:  
<https://rigov.org/bids.aspx>

The Contractor will be responsible for complying with all local, state, and federal regulations pertaining to this project.

The City of Rock Island is committed to preserving equal rights for all of its citizens during the construction of its public works projects and encourages minority contractors to submit bids for this work. The City also encourages bidders to consider hiring subcontractors and employees of all racial and ethnic backgrounds.

It is the intent of the City of Rock Island to award a contract to the lowest responsible bidder provided the bid has been submitted in accordance with the bidding requirements. The City reserves the right to reject any or all bids and to waive informalities or technicalities.

All Illinois prevailing wage laws shall apply to the entirety of this contract.



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Luke D. VanLandegen  
Municipal Services Superintendent  
309-732-2261  
[Vanlandegen.luke@rigov.org](mailto:Vanlandegen.luke@rigov.org)

BIDS DUE BY Tuesday, March 21, 2023  
9:00 a.m. Central Time  
Public Works Department  
1309 Mill Street  
Rock Island, IL 61201

PROJECT: Boiler Maintenance Contract

Sealed bids will be received, opened at 9:01 a.m. on Tuesday, March 21, 2023 or at such later time and place as may then be fixed.

Bids may be hand carried or mailed and will be received at the City of Rock Island Public Works Facility, 1309 Mill Street, Rock Island, IL 61201 until 9:00 a.m. on Tuesday, March 21, 2023. Bid envelopes must be sealed and marked "**Boiler Maintenance Contract**"

# CITY OF ROCK ISLAND

## Mayor

Mike Thoms

## Alderman

	<u>Ward</u>
Moses Robinson Jr.	1
Randall Hurt	2
Judith Higgins Gilbert	3
Jenni Swanson	4
Dylan Parker	5
Mark Poulos	6
Bill Healy	7

## City Manager

Todd Thompson

## Public Works Director

Michael T. Bartels

## City Engineer

Michael J. Kane, P.E.

## **General Specifications:**

Accessibility: The Contractor shall be fully aware of any peculiarities and limitations of the space(s) available for the performance of work under this contract. The Contractor shall exercise due and particular caution to determine that all parts of his work are made quickly and easily accessible. When performing maintenance, contractor shall notify the site contact for each facility. See "Locations"

Authority: The Public Works Director or designee(s) shall be the sole judge as to whether the Contractor's work conforms to the specifications.

Cancellation: The City of Rock Island shall have the right, for its convenience, to terminate or suspend the Work in whole or in part at any time by written notice to Contractor upon 30 days' notice and immediately for cause.

Changes in Work: The City of Rock Island may, at any time work is in progress, by written order make alterations in the terms of work as shown in the specifications, require the performance of extra work, decrease the quantity of work, or make such other changes as the City may find necessary or desirable. Changes in work and the amount of compensation to be paid to the Contractor for any extra work as so ordered shall be determined in accordance with the unit prices quoted.

Clean-up: During performance and upon completion of work on the project, Contractor will remove all unused equipment and instruments of service, all excess or unsuitable material, trash, rubbish, and debris, and legally dispose of same, unless otherwise directed by these specifications. Contractor shall leave entire area in a neat, clean, and acceptable condition as approved by the City of Rock Island.

Compliance With OSHA: Contractor agrees that all item(s) offered comply with all applicable Federal and State Occupational Safety and Health Act laws, standards and regulations, and that Bidder will indemnify and hold The City harmless for any failure to so conform.

Damage: The Contractor shall be held responsible for any breakage, loss of the cities infrastructure or supplies through negligence of the Contractor or his employee while working for the City of Rock Island. The Contractor shall immediately report to the city any damages resulting from services performed under this contract. Failure or refusal to restore or replace such damaged property will be a breach of this contract.

Payment: Successful contractor will be entitled payments for services rendered. Each invoice must have an itemized breakdown of all services provided. Contractor to submit bills for the previous month's work no earlier than the first of each month. Invoices will need to be broken out by each respective facility.

**Invoices are to be submitted to the City of Rock Island Public Works Email:**

**[Invoices.contracts@rigov.org](mailto:Invoices.contracts@rigov.org)**

Permits: Contractor shall at its expense, obtain all permits and licenses and pay all charges and fees necessary for the performance of the contract, and shall give all public notices necessary for the lawful performance of the contract.

Protection of Public: Adequate warning devices, barricades, guards, flagmen or other necessary precautions shall be taken by the Contractor to give advised and reasonable protection, safety and warning to persons concerned in the area.

Rejection of Work: Contractor agrees that the City of Rock Island has the sole right and discretion to make all final determinations as to whether the work has been satisfactorily completed.

Unknown Obstructions: Should any unknown obstruction be encountered during the course of this contract the Contractor immediately bring it to the attention of the Rock Island Public Works Department. The Contractor shall be responsible for the protection of all existing equipment and utilities encountered within the work area.

**Scope of Work:**

**\* All work must be performed in accordance with industry best practice safety policies**

**Check with appropriate customer representative for operational deficiencies**

**Gas-Fired, Tube, 151-300 HP**

Combustion Analysis:

Perform combustion analysis procedures

Document tasks performed during visit and report any observations to appropriate customer representative

Comprehensive:

Inspect burner contactors for wear

Check and tighten electrical connections

Check for proper gas supply pressure

Check and clean pilot assembly

Clean combustion fan wheel

Visually inspect combustion chamber, draft diverter and flue for accumulation of soot- clean as needed

Check burner for proper sequence of operation

Check operating controls

Check all safety controls

Lift relief valve to ensure proper operation

Check boiler relief valves for leakage

Check combustion blower motor operation and lubricate as needed

Check factory supplied gas piping and components for leakage

Drain boiler, open hand hole covers and clean as needed (if applicable)

Disassemble and clean low water cut-out

Fill boiler and check for proper operation of make-up water valve

Verify proper operation of low water cut-out control

Check overall condition of unit

Record and log all operating parameters (including pressures and temperatures) Remove and dispose any debris from any maintenance activity

Document tasks performed during visit and report any observations to appropriate customer representative

Government/Local Jurisdiction Inspection:

Lock and tag out unit Isolate and drain boiler

Open covers

Conduct inspection

Replace covers

Fill system

Prepare unit for operation

Operational:

Blow down boiler

Check for proper operation of low and high gas pressure cut-out switches

Check factory supplied gas piping and components for leakage

Check burner for proper sequence of operation

Check flame quality

Visually inspect combustion chamber, draft diverter and flue for accumulation of soot

Check boiler relief valves for leakage

Verify proper operation of low water cut-out control

Check combustion blower motor operation

Check hot water/steam temperature and pressure Check proper operation of make-up water valve

Check overall condition of unit

Document tasks performed during visit and report any observations to appropriate customer representative

### **Gas-Fired, High Efficiency, >10 HP**

#### Combustion Analysis:

Perform combustion analysis procedures

Document tasks performed during visit and report any observations to appropriate customer representative

#### Comprehensive:

Inspect burner contactors for wear

Check and tighten electrical connections

Check for proper gas supply pressure

Check and clean pilot assembly

Clean combustion fan wheel

Visually inspect combustion chamber, draft diverter and flue for accumulation of soot- clean as needed

Check burner for proper sequence of operation

Check operating controls

Check all safety controls

Lift relief valve to ensure proper operation

Check boiler relief valves for leakage

Check combustion blower motor operation and lubricate as needed



Check factory supplied gas piping and components for leakage

Drain boiler, open hand hole covers and clean as needed (if applicable)

Disassemble and clean low water cut-out

Fill boiler and check for proper operation of make-up water valve

Verify proper operation of low water cut-out control

Check overall condition of unit

Record and log all operating parameters (including pressures and temperatures) Remove and dispose any debris from any maintenance activity

Document tasks performed during visit and report any observations to appropriate customer representative

**Locations:**

City Hall - 1528 3 AVE Site Contact: Jamie Riner (309)-738-5819			
	Boiler	Service	Quantity
Quantity	2	Operational	1
Style	Gas-Fired	Comprehensive	1
Type	Fire Tube	Combustion Analysis	1
Size	151-300 HP	Government/Local	1

Central Fire Station - 1313 5 AVE Site Contact: Bob Graff (309) -732-2801			
	Boiler	Service	Quantity
Quantity	2	Operational	1
Style	Gas-Fired	Comprehensive	1
Type	High Efficiency	Combustion Analysis	1
Size	>10 HP		

Rock Island Fitness and Activity Center - 4303 24 ST Site Contact: Jamie Riner (309)-738-5819			
	Boiler	Service	Quantity
Quantity	2	Operational	1
Style	Gas-Fired	Comprehensive	1
Type	High Efficiency	Combustion Analysis	1
Size	>10 HP		

Police Station - 1212 5 AVE Site Contact: Jamie Riner (309)-738-5819			
	Boiler	Service	Quantity
Quantity	2	Operational	1
Style	Gas-Fired	Comprehensive	1
Type	High Efficiency	Combustion Analysis	1
Size	>10 HP		

\*We recommend all interested parties make on site visits to each location and verify all information. Please reach out to the site contact for each facility to gain access.

## Insurance:

The Contractor shall obtain and thereafter keep in force the following insurance coverage provided by insurance companies acceptable to the Department and authorized to transact business under the laws of the State of Illinois. The insurance companies providing coverage shall be rated in the Best's Key Rating Guide. The Department will accept companies with a rating not lower than B+ provided the financial size category is VII or larger. Companies rated A- or better shall have a financial size category of not less than VI. Coverage limits shall be written at not less than the minimum specified in this Article. Higher minimum limits and additional coverage may be specified by a special provision elsewhere in the contract. Whether stated in this Article or elsewhere, the Department does not warrant the adequacy of the types of insurance coverage or the limits of liability specified.

### (a) Workers Compensation and Employers Liability.

(1) Workers compensation shall be provided according to the provisions of the Illinois Worker's Compensation Act, as amended. Notwithstanding the rating and financial size categories stated in this Article, coverage may be provided by a group self-insurer authorized in Section 4(a) of the Act and approved pursuant to the rules of the Illinois Department of Insurance

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### (2) Employers Liability.

- a. Each Accident \$500,000
- b. Disease-policy limit \$500,000
- c. Disease-each employee \$500,000

(b) Commercial General Liability. Required liability insurance coverage shall be written in the occurrence form and shall provide coverage for operations of the Contractor; operations of subcontractors (contingent or protective liability); completed operations; broad form property damage and hazards of explosion, collapse and underground; and contractual liability. The general aggregate limit shall be endorsed on a per project basis.

(1) General Aggregate Limit \$2,000,000

(2) Products-Completed Operations

Aggregate Limit \$2,000,000

(3) Each Occurrence Limit \$1,000,000

The coverage shall provide by an endorsement in the appropriate manner and form, the Department, its officers, and employees shall be named as additional insureds with respect to the policies and any umbrella excess liability coverage for occurrences arising in whole or in part

out of the work and operations performed. The Department may accept a separate owner's protective liability policy in lieu of the Department, its officers, and employees being insureds on the Contractor's policies.

(c) Commercial Automobile Liability. The policy shall cover owned, non-owned, and hired vehicles.

#### Bodily Injury & Property Damage Liability

Limit Each Occurrence \$1,000,000

(d) Umbrella Liability. Any policy shall provide excess limits over and above the other insurance limits stated in this Article. The Contractor may purchase insurance for the full limits required or by a combination of primary policies for lesser limits and remaining limits provided by the umbrella policy.

All insurance shall remain in force during the period covering occurrences happening on or after the effective date and remain in effect during performance of the work and at all times thereafter when the Contractor may be correcting, removing, or replacing defective work until notification of the date of final inspection. Termination or refusal to renew shall not be made without 30 days prior written notice to the Department by the insurer and the policies shall be endorsed so as to remove any language restricting or limiting liability concerning this obligation.

Certified copies of the original policies or certificate(s) of insurance by the insurer(s) issuing the policies and endorsements setting forth the coverage, limits, and endorsements shall be filed with the Department before the Department will

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execute the contract. A certificate of insurance shall include a statement "the coverage and limits conform to the minimums required by Article 107.27 of the Standard Specifications for Road and Bridge Construction ". Any exception or deviation shall be brought to the attention of the Department for a ruling of acceptability. In no event shall any failure of the Department to receive policies or certificates or to demand receipt be construed as a waiver of the Contractor's obligation to obtain and keep in force the required insurance.

All costs for insurance as specified herein will be considered as included in the cost of the contract. The Contractor shall, at his/her expense and risk of delay, cease operations if the insurance required is terminated or reduced below the required amounts of coverage. Coverage in the minimum amounts set forth herein shall not be construed to relieve the Contractor from his/her obligation to indemnify in excess of the coverage according to the contract.

### COST SCHEDULE

<b>SERVICE- Year 1</b>	<b>COST</b>
City Hall	
Central Fire	
Police Station	
RIFAC	
Hourly Rate to Perform Additional Maintenance	

<b>SERVICE- Year 3</b>	<b>COST</b>
City Hall	
Central Fire	
Police Station	
RIFAC	
Hourly Rate to Perform Additional Maintenance	

<b>SERVICE- Year 3</b>	<b>COST</b>
City Hall	
Central Fire	
Police Station	
RIFAC	
Hourly Rate to Perform Additional Maintenance	

**CONTRACT**

THIS AGREEMENT, made this day of ,  
2023, by and between the City of Rock Island herein called "OWNER", acting through its City  
Manager and

\_\_\_\_\_

STRIKE OUT INAPPLICABLE (A corporation) (a partnership) TERMS (An individual  
doing business as)

of \_\_,

Address City \_\_\_\_\_

\_\_\_\_\_, And County of \_\_\_\_\_  
State

herein after called "CONTRACTOR",

WITNESSETH: That for and in consideration of the payments and agreements  
hereinafter mentioned, to be made and performed by the OWNER, the CONTRACTOR hereby  
agrees with the OWNER to commence and complete the construction described as follows:

**Boiler Maintenance Contract**

hereinafter called the Project, for the sum of \_\_\_\_\_  
(\$\_), and all extra work in connection therewith, under the terms as stated in the General and  
Special Conditions of the Contract; and at his (its or their) own proper cost and expense to  
furnish all the materials, supplies, machinery equipment, tools, superintendence, labor,  
insurance, other accessories and services necessary to complete the said project in accordance  
with the conditions and prices stated in the proposal, the General Conditions, and Special  
Provisions of the Contract, the plans which include all maps, plats, blue prints, and other  
drawings and printed or written explanatory matter thereof, the specifications and contract  
documents therefore as prepared by

**CITY OF ROCK ISLAND PUBLIC WORKS** herein entitled Public Works.

\_\_\_\_\_

The CONTRACTOR hereby agrees to commence work under this contract on or before a date to be specified in a written " Notice to Proceed" of the OWNER and to fully complete the project on or before **December 31, of each contract year.**

The CONTRACTOR further agrees to pay as liquidated damages, the sum of **100 HUNDRED FIFTY and no/100's-----(\$ 100.00)** for each consecutive calendar day thereafter.

The OWNER agrees to pay the Contractor in **CITY FUNDS** for the performance of the contract, subject to additions and deductions, as provided in the Standard Specifications of the Contract,

IN WITNESS WHEREOF, the parties to these presents have executed this contract in six (6) counterparts, each of which shall be deemed an original, in the year and date first above mentioned.

**CITY OF ROCK ISLAND**

OWNER

By: \_\_\_\_\_

City Manager

Seal

ATTEST

\_\_\_\_\_

City Clerk

\_\_\_\_\_

CONTRACTOR

By: \_\_\_\_\_

Title: \_\_\_\_\_

Seal

\_\_\_\_\_

\_\_\_\_\_

