

REQUEST FOR PROPOSALS FOR THE PROVISION OF COOLING TOWER REFURBISHMENT TO SKOKIE PUBLIC LIBRARY

Sealed proposals, clearly labeled “Proposal – Cooling Tower Refurbishment”, will be received weekdays between 9 am and 5 pm in the Administrative Office, Skokie Public Library, 5215 Oakton Street, Skokie, IL 60077, until Monday, February 1, 2021 at 5 pm. Proposals received after 5 pm on that day will not be accepted. All submissions must contain three references for work of similar scope.

Request for proposal documents may be obtained on the library’s website www.skokielineibrary.info beginning on Monday, January 18, 2021 at noon. A pre-proposal meeting and walk-through can be scheduled between the hours of 6:30 am and 2 pm Tuesday, January 19, 2021 through Friday, January 29, 2021 by emailing Tim Murphy at tmurphy@skokielineibrary.info.

Submit questions to: Tim Murphy, Building Services Manager
Skokie Public Library
tmurphy@skokielineibrary.info or 847-324-3155

Submit sealed proposal to: Administrative Office
Attention: Richard Kong, Director
Skokie Public Library
5215 Oakton Street
Skokie, IL 60077

Proposals will be evaluated by the Director and Building Services Manager. The selected proposal will be presented to the Board of Library Trustees at their Wednesday, February 10, 2021 Board meeting. All proposals should be open for acceptance for a period of 90 days from the deadline for receipt of quotes, and may not be revoked or withdrawn during that period. The library reserves the right to accept or reject any and all proposals, to waive technicalities, and to accept or reject any item of any proposal.

EVALUATION OF PROPOSALS

1. Proposals will only be accepted from principals of the firm that will be doing the work and/or overseeing any subcontractors.
2. All questions must be answered completely. Additional pages may be added if more room is needed to answer a question.
3. To be considered qualified, a contractor must provide a list of clients as specified.
4. In selecting the contractor, experience, services offered, and quality of service will be considered as well as costs.
5. The library reserves the right to accept or reject any and all proposals, to waive technicalities, and to accept or reject any item of any proposal.

Cooling Tower Refurbishment

Company Name:

Representative Name:

1. General

- 1.1. The Contractor shall employ personnel who are experienced and competent in all tasks to be provided under this agreement. The Contractor is responsible to make sure that their personnel are properly trained to perform all tasks expected of them and all safety requirements according to OSHA requirements.
- 1.2. The Contractor's employees shall be carefully interviewed, screened, and covered by Bond. Every employee who works in the library will be bonded for at least \$5,000.
- 1.3. The library will provide all electrical service and water needed for the project.
- 1.4. In all hiring related to this agreement, the Contractor is expected to advertise and afford equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, order of protection status, military status, sexual orientation, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service. The Contractor shall comply with the provisions of the Equal Employment Opportunity Clause, the Illinois Human Rights Act, and the Rules and Regulations of the Illinois Department of Human Rights.

2. Term of Contract

- 2.1. The Contractor shall render all regular services as specified in this agreement to the complete satisfaction of Skokie Public Library.
- 2.2. Skokie Public Library or the Contractor may cancel this agreement at any time subject to thirty days prior written notice

3. Insurance

- 3.1. The Contractor shall provide public liability and property damage insurance covering all of the Contractor's operations in the library. General liability insurance coverage shall be for not less than \$1,000,000 each occurrence, with additional umbrella liability of not less than \$1,000,00
- 3.2. The Contractor shall provide Worker's Compensation Insurance, including occupational disease provisions, as required by Illinois statute for all of the contractor's employees performing work related to this agreement.

- 3.3. To the fullest extent permitted by law, the Contractor shall indemnify, keep and save harmless the Owner and its agents, officers, and employees, against all injuries, deaths, losses, damages claims, suits, liabilities, judgments, costs and expenses which may arise directly or indirectly from any negligence or from the reckless or willful misconduct of the Contractor, its employees, or its subcontractors. The Contractor shall at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connected there with, and, if any judgment shall be rendered against the Owner in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.
- 3.4. With the proposal, the Contractor shall provide proof of insurance and bonding. On or before the effective date of this agreement, the Contractor shall provide a certificate of insurance evidencing that Skokie Public Library has been named as additional insured and that the Contractor's insurance policies will not be changed or canceled during their term until after at least thirty days prior notice has been given by registered mail to Skokie Public Library.

4. Cooling Tower Refurbishment & Upgrade For Two BAC Cooling Towers (Model# 33373)

- Install plugs in basin piping openings to prevent construction debris from entering system piping.
- Remove and dispose of all of the existing corrugated blade-style air inlet louvers
- Remove and dispose of all of the existing PVC integral drift eliminators.
- Remove and dispose of all of the scaled fill or heat transfer media.
- Remove and dispose of all of the existing fill supports.
- Remove the internal suction hood in order to expose the entire cold water basin floor and seams.
- All debris is to be de-hoisted and disposed of in a dumpster provide by contractor.
- Sandblast all of the internal steel surfaces, below the water line in the cold water basin, to remove all corrosion. These surfaces are to include the cold water basin floor, cold water basin walls and lower internal structural supports below the water line. Remove all corrosion from these surfaces and take them down to the base steel (near white finish).
- Apply galvanized steel patches in areas where there is heavy localized corrosion. These patches shall be secured with hot-dipped galvanized hardware and sealed with OEM compression sealer tape.
- Scrape and remove all loose existing caulk.
- Combine polyurethane liner with a thickening agent to obtain a trowel grade consistency. Apply this trowel grade liner over all interior seams to ensure seams are encapsulated in polyurethane. This provides a much better leak barrier than a small caulk bead does in order to prevent future seam leaks.
- Apply this same trowel grade liner over the perimeter of all new steel patches. This will ensure a leak free barrier in these areas.
- Apply flash primer to all internal steel surfaces in preparation for lining.
- Apply elastomeric, polyurethane membrane liner to all of the prepared, internal steel surfaces. These surfaces are to include the entire interior of the cold water basins including the walls and supports below the water line. The liner is blended with a fast acting activator just prior to application. The activator acts as a catalyst, which begins curing the coating on contact ensuring 50-70 mils thickness on all applied surfaces. This coating system is specifically designed for cooling tower duty. It forms a molecular bond to the applied surfaces and has excellent properties of expansion and contraction.
- Apply elastomeric, polyurethane membrane liner to all of the prepared, internal steel surfaces. These surfaces are to include the entire interior of the cold water basins including the walls and supports below the water line. The liner is blended with a fast acting activator just prior to application. The activator acts as a catalyst, which begins curing the coating on contact ensuring 50-70 mils thickness on all applied surfaces. This coating system is specifically designed for cooling tower duty. It forms a molecular bond to the applied surfaces and has excellent properties of expansion and contraction.
- Line the suction hood, which was removed to expose the entire cold water basins.
- Install the existing suction hoods with hot dipped galvanized self-tapping hardware and compression sealer tape to create an air-tight seal.

- Supply and install a new, bottom fill support system. This system elevates the fill 6" to 8" above the cold water basin floor to facilitate cleaning. The system is 100% corrosion resistant, and constructed of heavy gauge, corrosion resistant, pultruded fiberglass members and is fastened with non-ferrous rivets.
- Receive new fill media and transport to jobsite.
- Furnish and install high efficiency PVC fill to maximize the capacity of this cooling tower. This fill media will be custom fabricated for each cooling tower. The fill is thermally formed to ensure uniform thickness throughout.
- Furnish and install integral PVC drift eliminators. These drift eliminators reduce the water carryover to less than .005% of the circulating water. This reduces both water and associated chemical usage costs.
- Furnish and install integral PVC air inlet louvers. These louvers also provide 100% water containment, eliminating water splash-out and associated chemical usage costs. These louvers also have a lower airside pressure drop than the existing louvers in order to maximize air throughput and maximize capacity.
- Remove plugs from piping openings, clean cooling tower and prepare for service.
- Remove and dispose of the existing hot water distribution nozzles to expose the entire hot water basin surface.
- Remove the pre-distribution baffle and set aside for lining.
- Sandblast the pre-distribution boxes, hot water basin bottoms, hot water basin sides, and hot water basin undersides. Remove all corrosion from these surfaces and take them down to the base steel (near white finish).
- Apply flash primer to all prepared surfaces.
- Line all of the exposed hot water basin surfaces with Elastomeric Polyurethane Liner.
- Furnish new crown-style, 2 piece hot water distribution nozzles. These nozzles have an anti-vortex crown which improves performance and blocks large debris from entering heat transfer media. This cap design minimizes required hot water basin cleanings.
- Re-install lined pre-distribution baffles and seal with OEM compression sealer tape.
- Ensure proper operation of both cooling towers.

5. Prevailing Wage

Some or all of the work herein may be subject to the provision of the Prevailing Wage Act, 820 ILCS 130/.01 et. seq., providing for the payment of prevailing rate wages to all employees and subcontractors. The Contractor shall agree to indemnify the Library for any and all violations of the prevailing wage laws and any rules and regulations now and hereafter issued pursuant to said laws.

6. Contractor is responsible for securing and for the cost of any and all necessary permits.

7. Agreement Terms

7.1. Contractor will provide the Skokie Public Library with the work outlined in the RFP in the amount of \$

7.2. Acceptance of Contract

Skokie Public Library

Contractor

(Representative)

(Representative & Company Name)

(Title)

(Title)

(Date)

(Date)