



## OLYMPIC VALLEY PUBLIC SERVICE DISTRICT



EXHIBIT F-1  
9 Pages

### 305 OLYMPIC VALLEY ROAD HVAC REPLACEMENT PROJECT

**DATE:** May 27, 2025

**TO:** District Board Members

**FROM:** Dave Hunt, District Engineer

**SUBJECT:** 305 Olympic Valley Road HVAC Replacement Project Update

**BACKGROUND:** The District solicited bids from eight (8) mechanical contractors to construct the boiler and controls system replacement project at the Fire Station & Administration Center. A non-mandatory prebid meeting was held on April 30, 2025 with five (5) contractors in attendance. Bids were opened on May 13, 2025. One bid was received from ACCO Engineering Systems, Inc. for the amount of \$2,321,415. The engineers' Opinion of Probable Cost (OPC) for the project at bid time was \$1,241,947. The District's Capital Budget includes \$1,300,000 set aside for the project construction.

**DISCUSSION:** With the submission of only one (1) bid which far exceeds the OPS and the District's budget, the District will reject the single bid. Staff is currently working with our engineer, Ainsworth & Associates – Mechanical Engineers (AA-ME), to develop a strategy to accomplish the project in a timely and cost effective manner.

AA-ME will be present at the May 27 Board meeting to discuss the project status, the OPC vs. the bid amount, and a proposed path forward.

**ALTERNATIVES:** This item is informational only.

**FISCAL/RESOURCE IMPACTS:** The project is budgeted as a capital replacement project funded equally through the Fire Department and Utility Department capital reserves. The total project budget is \$1,500,000, including \$1,300,000 for construction and \$200,000 consulting services for design, permitting, construction management, and 3<sup>rd</sup> party commissioning, construction, and District staff time.

**RECOMMENDATION:** This item is informational only.

**ATTACHMENTS:**

- Bid Proposal from ACCO dated May 13, 2025

**DATE PREPARED:** May 21, 2025

**OLYMPIC VALLEY PUBLIC SERVICE DISTRICT**

**PLACER COUNTY, CALIFORNIA**

**PROPOSAL**

**FOR**

**Olympic Valley Public Service District - Fire Station &  
Administration Center Boiler and Controls Replacement Project**

Olympic Valley Public Service District  
305 Olympic Valley Road  
Olympic Valley, CA 96146

Mailing Address:  
P. O. Box 2026  
Olympic Valley, CA 96146

Ladies and Gentlemen:

The undersigned as bidder declares that he has carefully examined the location of the proposed work and the contract documents, and he proposes and agrees that, if this proposal is accepted, he will contract with Olympic Valley Public Service District (District) to provide all necessary machinery, tools, apparatus, and other means of construction, and to do all the work and furnish all the materials specified in the contract, in the manner and time therein set forth required to construct the project, complete and in a satisfactory condition.

Construction shall be in strict conformity with the contract documents and specifications prepared therefore and adopted by the District, which contract documents and specifications are hereby made a part hereof.

The bidder acknowledges that Addenda Number 01, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, have been delivered to him and have been examined as part of the contract documents.

The bidder proposes and agrees to contract with the said District to furnish and perform all of the above-described work, including subsidiary obligations defined in said contract documents and specifications, for the following prices, to wit:

**BID SCHEDULE**

ORIGINAL CONTRACT WORK

<b>Item No.</b>	<b>Description</b>	<b>Estimated Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total Amount</b>
1.	General Conditions	1	LS	\$	\$
2.	Submittals	1	LS	\$	\$
3.	Performance and Payment Bond	1	LS	\$	\$
4.	Mobilization	1	LS	\$	\$
5.	Demolition	1	LS	\$	\$
6.	Mechanical Site 3D Mapping	1	LS	\$	\$
7.	Mechanical Equipment – Boilers	1	LS	\$	\$
8.	Mechanical Equipment - Pumps	1	LS	\$	\$
9.	Mechanical Equipment – Heat Exchangers	1	LS	\$	\$
10.	Mechanical Equipment – Terminal Units	1	LS	\$	\$
11.	Mechanical Piping and Fittings	1	LS	\$	\$
12.	Temperature Controls - QCS	1	LS	\$	\$
13.	Mechanical Ductwork and Accessories	1	LS	\$	\$
14.	Concrete	1	LS	\$	\$
15.	Electrical	1	LS	\$	\$
16.	Insulation	1	LS	\$	\$
17.	Test and Balance	1	LS	\$	\$
18.	Crane/Rigging	1	LS	\$	\$
19.	Start-up and Commissioning	1	LS	\$	\$
20.	Cleaning, Closeout, Demobilization	1	LS	\$	\$

**TOTAL BASE BID (Items 1-20) PRICE - \$ 2,321,415.00 (without alternates)**

**\$** Two million, three hundred and twenty one thousand, four hundred and fifteen dollars and no cents *In Words*

**BID ALTERNATE WORK**

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Amount
<b>BID ALTERNATE-1</b>					
1.	Submittals	1	LS	\$	\$
4.	Demolition	1	LS	\$	\$
2.	Mechanical Equipment – Terminal Units	1	LS	\$	\$
3.	Mechanical Ductwork and Accessories	1	LS	\$	\$
4.	Temperature Controls - QCS	1	LS	\$	\$
5.	Insulation	1	LS	\$	\$
6.	Test and Balance	1	LS	\$	\$
7.	Electrical	1	LS	\$	\$

**TOTAL BID ALTERNATE-1 BID (Items 1-7) PRICE - \$ 67,627.00**

**\$** Sixty seven thousand, six hundred and twenty seven dollars and no cents. *In Words*

NOTES:

It is understood and agreed as follows:

That the District reserves the right to reject any and all bids, to waive any informality in any bid, and to make awards in the interest of the District.

That the determination of the lowest responsive, responsible bidder will be made on the basis of the BASE BID TOTAL.

That the undersigned has checked carefully all the above figures and understands that the District will not be responsible for any errors or omissions on the part of the undersigned in preparing this bid.

That the undersigned shall complete the work of the contract within the time provided for in the Contract Documents.

The undersigned affirms that in making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Enclosed find bidder's bond, certified check, or cashier's check for ten percent of the total base bid.

State whether your business entity is a corporation, a co-partnership, private individual, or individuals doing business under a firm name:

Corporation

If the Bidder is a Corporation, the bid must be executed in the name of the Corporation and must be signed by a duly authorized officer of the Corporation. If the Bidder is a Corporation, fill in the following sentence:

"This corporation is organized and existing under and by virtues of the laws of the State of  
California."

Olympic Valley  
Boiler and Controls Replacement

If the Bidder is a partnership, the bid must be executed in the name of the partnership and one of the partners must subscribe his signature thereto as the authorized representative of the partnership.

The representations made herein are made under penalty or perjury.

NAME OF BIDDER: ACCO Engineered Systems, Inc.

SIGNATURE OF BIDDER: 

ADDRESS: 295 Lillard Drive  
Sparks, NV 89434

DATED THIS 13th DAY OF May, 2025.

Valid Contractor's License No. 2549, 55552 is held by the bidder and expires on 8/31/2026,  
83321 8/31/2026,

Classifications Held: C21, C1, B 3/31, 2026

Following are the names and locations of the mill, shop, or office of each subcontractor who will perform work or render services to the signed bidder:

Subcontractor	Place of Business	Work Done by Subcontractor	CSLB Contractor License No.	DIR Registration Number	% Work to be Performed by Subcontractor
Intermountain Electric	4750 Longley #105, Reno, NV	Electrical	58231	1000614683	4.6%
RS Analysis	1035 Suncast Ln #130, EDH, CA 95762	Test & Balance	748756	1001005117	1.1%
Morgan Const.	7955 Security Cr Reno, NV 89506	Structural	48012B	1000515935	0.4%
QCS, LLC	4655 Longley Ln Reno, NV 89502	Controls	88681 88680	N/A	14.7%
Farwest Insulation	740 Freeport, #104 Sparks, NV 89431	Insulation	67655	1000004102	3.5%

Following are the names, phone numbers, and project value of three references for which the Contractor has previously performed similar work to this contract.

Project Name and Date	Client Name	Contact Person	Telephone Number
Atlantis Boiler Replacement	Atlantis Casino	Dave Hiday	775-741-0852
Bordewich Elementary Remodel	Core Construction	John Sharp	775-525-5757
Sheriff's Admin Bldg Boiler Replacement	Carson City	Carol Akers	775-283-7362





May 13<sup>th</sup>, 2025

Olympic Valley Public Service District  
305 Olympic Valley Rd.  
Olympic Valley, CA 96146

**Reference:** HVAC Work for: OLYMPIC VALLEY PUBLIC SERVICE DISTRICT FIRE STATION & ADMINISTRATION CENTER BOILER AND CONTROLS REPLACEMENT PROJECT

**Location:** 305 Olympic Valley Rd., Olympic Valley, CA 96146

ACCO Engineered Systems is pleased to provide you with our proposal project at the aforementioned building.

Our proposal is based on:

- Contract Documents: Mechanical, Structural, and Electrical construction documents dated 04/3/2025
- Project Manual dated April 2025
- Addendum(s) 1 noted

## HVAC SCOPE OF WORK

- Furnish and install Mechanical, Structural, and Electrical per the contract documents.
- Furnish necessary rigging and trucking of removed and new equipment to and from the project site
- Provide commissioning support
  - Commissioning provided by others
- Equipment check, test and start up by ACCO technicians
- Air balance with type written report
- One-year warranty on all ACCO supplied materials and labor

Base bid for the above *HVAC* Scope of Work will be **\$2,321,415.00**

**\*Due to the volatility of the equipment and material pricing, our pricing is good for 10 days. We will provide updated pricing as needed to address projected start dates.**

## **HVAC OPTIONS/ ALTERNATES:**

(All exclusions and assumptions/clarifications are as stated below).

- 1) Please add for Bid Alternate #1: **\$67,627.00**

**ASSUMPTIONS and CLARIFICATIONS:**

- This proposal is based on the assumption that unobstructed access to the work areas will be provided to ACCO and its subcontractors.
- ACCO assumes that the existing system and its components to be re-used (HVAC, piping, electrical, roofing, ductwork, etc.) are in proper operating condition. ACCO cannot warrant the performance of existing equipment and systems.
- Startup of equipment is priced on a one time basis with consecutive days as necessary. Multiple startups at different intervals will be at an added cost. **Early start-up during construction is not recommended and may void the warranty of the equipment.**
- As the current US government administration continues its international trade negotiations and announce international trade tariffs, we are realizing rapid price fluctuations in raw materials, commodities and assembled components & equipment. As a result, our pricing can only be valid for **10 days**. If we see significant pricing fluctuations in the coming weeks, we will alert the project team and reserve the right to request remuneration. If funds can be made available to us for pre-purchase or to "lock-in" current prices we will work with our supplier community to support this effort and minimize price fluctuations.
- All work is to be completed during normal business hours (Monday through Friday from 7:00 am to 3:30 pm).

**ACCO EXCLUSIONS**

1. **Any and All Lead & Asbestos Abatement.**
2. Any work not identified in the above scope.
3. Overtime Labor Costs.
4. Cutting, framing, or patching (drywall removal and replacement is limited to 54SF total as no specific amount has been shown on the contract documents)
5. Painting of any kind.
6. Supplemental steel and supports for HVAC and Plumbing hangers.
7. Building Envelope.
8. Saw Cutting or Coring of any kind.
9. Excavation, bedding, backfill, trench shoring & trench plates.
10. Acoustical engineering and noise reduction provisions, Mechanical, Structural, Electrical & Civil Engineering.
11. Permits and Fee's, Project Bonding.
12. Commissioning, or 3<sup>rd</sup> party commissioning.
13. Concrete work of any kind.
14. Fire alarm, Fire alarm global shutdown, Fire/life/safety wiring or programming.
15. LEED Certification.



16. Providing and installing surface mount access doors.
17. Providing and installing temporary barriers.
18. Raising of existing mechanical and plumbing services to accommodate new walls.
19. Repairs to existing non code compliant conditions.
20. Roof patch and repairs.
21. Tripping protection, walk pads.
22. Roof screen.
23. Site work.
24. Sprinklers.
25. Structural support for HVAC equipment.
26. Trash dumpster.
27. Installation of required backing for all fixtures, equipment.
28. Quick ship.
29. Temporary Heating, Cooling, Utilities or Facilities.

Thank you for the opportunity to offer this scope and proposal. We look forward to working with you to make this a successful project.

Respectfully,

*Ben Lillig*

Ben Lillig

Project Manager

ACCO Engineered Systems

**Net 30 day terms: Progress payments.** Final invoice due 30 days after completion and owner acceptance. This proposal is subject to a mutually agreeable work schedule and is valid for 30 days.