

REQUEST FOR BIDS

For University of Wisconsin Eau Claire-Barron County Library – HVAC Upgrades Project – Phase 2

1. Intent of this RFB

This Request for Bids (RFB) is intended to provide bidders with a common, uniform set of specifications to assist them in the development of their bids and to provide a uniform method for the County to fairly evaluate bids and subsequently select a bidder for Library – HVAC Upgrades at the University of Wisconsin – Eau Claire-Barron County.

Barron County assumes no responsibility for conclusions or interpretations derived from the information presented in this RFB, or otherwise distributed or made available during this bidding process. In addition, the County will not be bound by or be responsible for any explanation, interpretation or conclusions of this RFB or any documents provided by the County other than those given in writing by the County through the issuance of addenda. In no event may a bidder rely on any oral statement by the County or its' agents, advisors or consultants. It is the full responsibility of the bidder to thoroughly investigate the needs/requirements of the County no necessarily assumed in this RFB and to submit a bid for the Library HVAC Upgrades project.

2. Purpose and Bid Process

The purpose of this document is to provide minimum specification for the Library – HVAC Upgrade at the University of Wisconsin – Eau Claire-Barron County Campus which includes the following: 1. Pneumatic Valve Replacement; 2. AHU-1 Replacement; 3. Relief Fan EF-5-1 Replacement; 4. Exhaust Fan EF-5-2; 5. Fan Coil Unit Replacement; and 6. Air Cooled Condensing Unit Replacement.

Submissions must include bids for each of the six listed areas; however, bids submitted must be for each individual area separating out each of the six above listed items. Barron County may or may not award bids on all items listed.

3. Issuing Office and Inquiries

This Request for Bids (RFB) is issued by the Barron County Maintenance, Parks/Recreation Department on behalf of Barron County. Any inquires, clarifications or interpretations regarding this RFB should be directed to Aaron Mickelson, Building & Maintenance Director at 715-418-0234 or aaron.mickelson@co.barron.wi.us.

All inquiries, clarifications or interpretations will be accepted until June 12, 2026, at 12:00 pm. Responses to inquires that affect the content of this RFB will be provided in

writing to all recipients of the RFB through an addendum. A Final Addendum will be provided no later than June 15, 2026 at 12:00 pm. It is the responsibility of each bidder to inquire about any aspect of the RFB that is not fully understood or is believed to be susceptible to more than one interpretation. The County will accept only written inquiries regarding this RFB. The County's interpretation of the RFB shall be controlling in all cases.

4. Submission of Bids

Sealed bids must be received no later than 12:00 pm on June 19, 2026. Bids can be dropped off at the Barron County Administration/County Clerk's Office at 335 East Monroe Avenue, Room 2130, Barron, WI 54812 or mailed to Barron County Maintenance 335 East Monroe Avenue, Room 2130, Barron, WI 54812. Bids must be clearly marked: **Bid – Library HVAC Upgrade Phase 2.**

5. Addenda

No oral statements, explanations or commitments by anyone shall be of any effect unless incorporated into the addenda. It is the responsibility of the Bidder to periodically check with the County's representative before submitting a bid to obtain any addenda that have been issued. Addenda request deadline will be on June 17, 2026 at 12:00 pm.

6. Content of Bid

Bidders shall not be allowed to submit additional documentation once bids are opened. Care should be taken to ensure that information provided is accurate, complete and consistent. Omissions of any of the required information may subject the Bidder to be disqualified.

7. Bid Pricing

All bid prices shall be complete and include any warranty. Taxes are to be shown as a separate line item. All bid prices and conditions must be specified. Bid prices shall be valid for at least 90 days from the date of the Bid Opening.

8. Exceptions to the RFB

Any exceptions to these specifications indicated must be clearly listed and explained. Otherwise, it will be considered that the items offered are in strict compliance with these specifications and the successful Bidder will be held responsible for meeting these specifications. Any exceptions must be referenced by section number and explained in detail. Any Bidder not complying shall not be considered to responsive.

9. Bid Opening

Bids will be opened at 12:00 pm on June 19, 2026 at the Barron County Government Center, Room 2151 located at 335 East Monroe Avenue, Barron, WI 54812.

10. Bid Withdrawal

If the Bidder desires to withdraw their bid, a request must be submitted before the bid opening, in writing to explain the purpose of the withdrawal.

11. Bids Property of County

All bids submitted in response to this RFB become the property of the County once they are opened. All submitted proposals and supporting material are a matter of public record.

12. Rejection of Bid

The County reserves the right to reject any and all bids, with or without cause, and to waive informalities when such rejection is in the interest of the County. Barron County also reserves the right to reject the bid of a Bidder who has previously failed to perform properly or complete on-time a contract of similar nature.

13. Disqualification of Bidders

More than one bid from an individual, firm, partnership, corporation, or association under a different name or names shall not be considered. Submission of bids for more than one of the six (6) listed areas shall not be considered "multiple bids" for the purposes of this paragraph. Any or all bids shall be rejected if there is reason to believe that collusion exists among the Bidders. In this situation, all participants in such collusion shall not be considered for the current or future bids of the same work. No contract shall be awarded except to competent Bidders capable of performing the class of work contemplated.

14. Notification of Award

After all prerequisites and specifications have been met by the Bidder and the award for this bid is made, the successful Bidder will be notified. Barron County will notify the successful Bidder in writing. VERBAL NOTIFICATION OF THE AWARD IS NOT CONSIDERED A RELIABLE MODE OF NOTIFICATION AND THEREFORE NOT BE RECOGNIZED AS AN OFFICIAL NOTIFICATION.

15. Bidder's Guarantee

By submitting a bid on these specifications, the Bidder binds him/herself to all conditions in these specifications. Any variance with the specifications must be stated with the submitted bid and may, after review of all consequences of the variance, disqualify the bid.

16. Insurance

The successful bidder shall maintain insurance as follows:

- Commercial General Liability Coverage: \$1 million per occurrence.
- Barron County listed as an additional insured.
- Statutory Workers Compensation & Employers Liability Coverage.
- Must comply with all local, state and federal licensing requirements, certifications, permits, codes, rules regulations and laws.
- Must supply a certificate of insurance listing above coverages with bid submittal.

17. Indemnification

The successful Bidder shall hold Barron County, its elected officials, agents and employees harmless from all liabilities, obligations, losses, claims, damages, actions, suits, proceedings, costs, and expenses, including attorneys' fees that:

- a) Arise out of, are connected with, or result directly or indirectly from the successful Bidder's failure to perform any of its obligations under this request for bids; or
- b) Are a result of a breach of any of the successful Bidder's warranties. No indemnification responsibilities created by this section shall survive and be enforceable after the contract between the County and the successful Bidder terminates or expires, and they shall be terminated only by written agreement of the successful Bidder and the County.

18. Completion Requirement

A guaranteed completion date of May 1, 2027 is required, with preference to be given to bids that can guarantee completed by December 31, 2026. Any Bidder who submits a bid(s) on these specifications agrees to complete the project by the above listed date. If Bidder feels that the requested completion date cannot be met, the Bidder shall so state and give a revised date with the bid. The completion schedules that are submitted by the Bidder and agreed upon by the County shall automatically become binding upon the successful bidder.

19. Inspections

The successful Bidder acknowledges and understands that the completion of the project must meet all of Barron County's specifications and State regulation. A final site inspection will be completed prior to final payment.

20. Warranty

The successful Bidder shall provide documentation of the manufacturer's warranty, and any documentation of Bidder's warranty regarding proper installation.

21. Taxes

Taxes should not be included in the bid. Any sales tax items should be listed as a separate item at the time of invoicing.

22. Payment

It is the desire of Barron County to pay promptly. It is the Bidder's responsibility to submit invoices monthly upon completion individual component elements of the project to the Barron County Maintenance, Parks and Recreation Department at 335 East Monroe Avenue, Room 2130, Barron, WI 54812.

Final payment shall be made 30 days following the final inspection of the project and verification that all systems involved are working properly.

Bidders must provide tax information to include Bidder's full business name, address, "remit to" address, and federal tax identification number, through submission of a completed W-9.

University of Eau Claire-Barron County

Library – HVAC Upgrades Phase 2

SCOPE OF WORK:

The scope of work for the phase 2 of the Library Building – HVAC Upgrades Project consists of the following:

1. Pneumatic Valve Replacement: Replace the remaining pneumatic actuated valves serving the terminal reheat coils and fin-tube with DDC controlled electric actuated valves. Integrate with the new open protocol Distech BAS.
2. AHU-1 Replacement: Replace the existing Air Handling Unit serving the library with a new unit as a one for one replacement. AHU to have Dx Cooling & HW coils, supply and return fans with direct-drive motors w/VFDs. Includes air cooled condensing unit serving the Dx coil. Integrate with the new open protocol Distech BAS.
3. Relief Fan EF-5-1 Replacement: Replace the existing relief fan EF-5-1 with a one for one replacement exhaust fan with a direct drive motor including VFD for fan speed control. New fan to have to have integrated with the new open protocol Distech BAS.
4. Exhaust Fan EF-5-2 Replace the existing exhaust fan EF-5-1 with a one for one replacement exhaust fan with a direct drive fan motor with ECM speed controller for balancing. New fan to have to have integrated with the new open protocol Distech BAS.
5. Fan Coil Unit Replacement: Replace the existing recessed ceiling mounted fan coil unit serving the Distance Education Classroom 512 with a 1 for 1 replacement. Unit to have HW coil for heating and Dx coil for cooling. Include BAS integration with the new open protocol Distech BAS.
6. Air Cooled Condensing Unit Replacement: Replace the existing air-cooled condensing unit providing cooling for the existing fan coil unit with a one for one replacement. Include BAS integration with the new open protocol Distech BAS.

The detailed summary below serves as scope narrative to help in the contractor bidding and selection process.

The intent of this Scope of Work Narrative is to provide the contractor with general conformance guidelines. Given the design build nature of this project, the awarded subcontractor shall be responsible for performing any/all applicable preliminary site investigation through post-installation start-up and troubleshooting to ensure that the desired results are achieved.

All bidding contractors are to include all HVAC, electrical, controls, insulation, and TAB work in final bids to provide a complete turn-key HVAC system.

SPECIFIC SCOPE ITEMS:

1. Pneumatic Valve Replacement:

Description: Replace the pneumatic valve listed in the valve schedule with new DDC controlled electric actuated valves. Include BAS integration with the new open protocol Distech BAS. Provide new digital thermostats service mounted adjacent to the existing thermostats. All exposed low voltage wiring to be installed in service mounted raceway/conduit.

VALVE SCHEDULE					
ITEM #	TAG #		LOCATION	EQUIPMENT	SIZE
1	5-03	Bid #1	Librarian 509, 508, 507	RH Coil	3/4"
2		Bid #1	Librarian 509, 508, 507	Wall Fin	3/4"
3	5-04	Bid #1	Staff Work Room 511	RH Coil	3/4"
4		Bid #1	Staff Work Room 511	Wall Fin	3/4"
5	5-09	Bid #1	Book Stacks 523	RH Coil	1"
6	5-10	Bid #1	Periodicals 524, 525, 526	RH Coil	3/4"
7		Bid #1	Periodicals 524, 525, 526	Wall Fin	3/4"
8	5-11	Bid #1	Study Carrels 527	RH Coil	3/4"
9		Bid #1	Study Carrels 527	Wall Fin	3/4"
10	5-12	Bid #1	Study Carrels 527A	RH Coil	3/4"
11		Bid #1	Study Carrels 527A	Wall Fin	3/4"
12	5-CUH-02	Bid #1	Vestibule	Cabinet Unit Heater	3/4"
13	5-05	Bid #1	Book Stacks 517	RH Coil	1"
14	5-06	Bid #1	Office & Storage 518	RH Coil	3/4"
15		Bid #1	Office & Storage 518	Wall Fin	3/4"
16	5-07	Bid #1	Study Carrels 518A	RH Coil	3/4"
17		Bid #1	Study Carrels 518A	Wall Fin	3/4"
18	5-08	Bid #1	Office 519, 520, 521	RH Coil	3/4"
19		Bid #1	Office 519, 520, 521	Wall Fin	3/4"

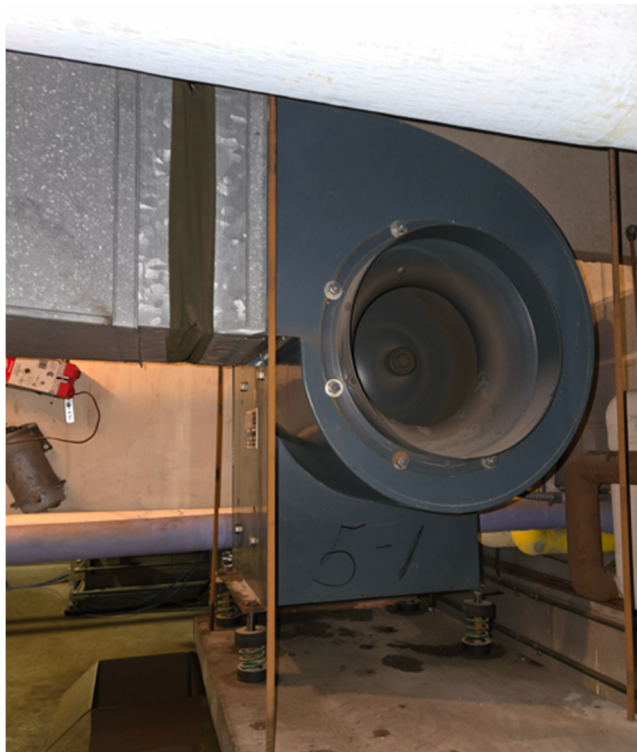
2. AHU-1 Replacement:

Description: The ventilation for the school is provided by an AHU installed in the mezzanine of the library building. Replace the existing AHU with a one for one replace modular air handling unit. New unit to have supply and return fans with direct-drive motors w/ VFD's. Unit to have HW coil pipe to the building existing hot water system piping loop. Cooling for the AHU is to have Dx coil with new air-cooled condensing unit that will be located on the roof. Existing chilled water piping to be capped in the basement where the CW piping enters the building. Remove all existing chilled water from basement to existing AHU. Remove all existing pneumatic controls and disconnect from the existing Honeywell BAS. New AHU to be controlled with all new sensor, actuators, dampers, and valves. Provide variable frequency drive for both the supply and return fans w/ direct-drive motors to allow for modulated air flows. Replace all existing controls with new DDC controls with electrical actuators that are integration with the new "open" protocol Distech BAS.



3. Relief Fan 5-1 Replacement:

Description: Replace the existing relief fan EF-5-1 with a one for one replacement. The relief fan provides relief for the building and is ducted to the AHU-1 that is in the mezzanine. The existing fan is a utility set American Standard Fan Model #H122DV4 SN#2-85749-10. Fan motor is a 1/4P, 115V, 1ph fan. Install a new relief fan w/ a direct-drive motor of equal size and capacity. Fan to be sized to provide the required relief air to maintain the building's +.05 pressure requirements. Provide new relief fan with variable frequency drive with building pressure control. Disconnect from existing electrical and pneumatic controls. Replace all existing controls with new DDC controls with electrical actuators that are integration with the new "open" protocol Distech BAS.



4. Exhaust Fan 5-2 Replacement:

Description: Replace the existing exhaust fan EF-5-2 with a one-for-one replacement. The exhaust fan serves the bathrooms in the library building provided code required exhaust. The existing fan is a utility set American Standard Fan Model #105AT SN#S105DV3. Fan motor is a 1/6HP, 115V, 1ph fan. Install a new exhaust fan with a direct-drive motor of equal size and capacity. Fan to be size to provide code required exhaust. Disconnect from existing electrical and pneumatic controls. Replace all existing controls with new DDC controls with electrical actuators that are integration with the new "open" protocol Distech BAS.



5. Fan Coil Unit Replacement:

Description: Replace the existing fan coil unit installed in the ceiling of the Staff Work Room 511. FCU served the adjacent Distance Education Room 512, providing ventilation, cooling, and heating. Fan coil unit to be installed with a hot water coil for heat that will be piped to the building's existing hot water system. Cooling to be provided by a Dx coil that will be piped to the ACCU being installed as part of measure #6. Replace all existing controls with new DDC controls with electrical actuators that are integration with the new "open" protocol Distech BAS.



6. Air Cooled Condensing Unit Replacement:

Description: Replace the existing air-cooled condensing unit providing cooling for the existing fan coil unit with a new one for one replacement. The existing ACCU is a 5-ton unit located on a concrete pad located on the north side of the library. The existing unit is a Trane TTR060C100A2 installed in 1995. Existing unit is wired to 208V single phase electrical power. Install new ACCU of equal size to be located on the existing concrete pad. Provide new refrigerant lines to the new dx coil installed with the new fan coil units.

