Hughes Health Care Facility Renovations

Request for Proposal

January 4,2023

The City of Hughes Alaska is requesting proposals for renovations and repairs to the health care clinic located in Hughes. Hughes City Council reserves the right to accept or reject all bids, as well as all or specific line items. All Prime contractors, and subs must have a business license , be insured and registered with sam.gov.

Questions and comments can be emailed to Thelma Nicholia before 1 PM AST January 16, 2023. Only proposals emailed to Thelma Nicholia will be accepted. Proposals will be reviewed at 1 PM AST January 30, 2023, with the contract award notice sent emailed on February 13, 2023.

All work is to meet applicable building, electrical, mechanical, plumbing and life safety codes and standards. All proposals to include materials and labor.

Provide pricing on each individual line items listed below on the repairs and renovations to the Hughes Health clinic. The Hughes City Council will approve all or select which items the wish to contract for.

1. Drain and flush the existing glycol from the system.

2. Remove the captured glycol from the village of Hughes.
3. When the repairs and modifications have been completed to the hydronic heating system, re fill the system with a factory mix of -50 polypropylene glycol.

4. Remove and replace the existing boiler.

5. Remove the existing baseboard heat and replace it with Rittling STEL, 18 gauge, 1 row ¾”copper tube, 2 ¾” by 4” 32 aluminum fins per a foot. Replace the existing ball valves, and zone valves, and install a ½” ball valve with a capped hose connection for a low point drain, on each run. The new zone valves to match existing.

6. Remove and replace the existing heating element in the waste piping utilduct with Rittling element, ¾” copper 4 ¼”¼” by 4 ¼” fins, 48 aluminum fins per a foot. Relocate the zone valve, isolation valves, and a ½” ball valve with a capped hose end in the clinic at an accessible location. Locate a ½” ball valve with a capped hose connection in an accessible location in the utilduct. The new zone valves will match existing.
7. Repair and if warranted replace the waste piping in the utilduct. Verify that each horizontal run of waste pipe is properly graded.
8. Zip tie securely with no sags on the underside of the waste piping in the utilduct for the entire length Chromalox SRL heat trace.

9. Terminate the heat trace in a 6” square PVC conduit box mounted to the side of the utilduct in an accessible location. Route the power supply to the electric panel or acceptable location. Provide a switch located in the mechanical room to energize the heat tape manually as needed.
10. Cover the entire horizontal run of waste piping located in the utilduct with 1” wall thickness fiberglass insulation, tape each joint and seal each cut face or exposed insulation with mastic sealant.

11. Provide corrective work to the transition from the village water service to the clinic.

12. Replace all of the ceiling tiles in the clinics suspended ceiling.
13. Patch and paint to match the surrounding area existing and new drywall penetrations, including above the suspended ceiling.
14. Replace any damaged interior electrical outlets, switches and cover plates.
15. Repair or replace the damaged restroom wall finishes.
16. Repair any damaged floor finishes with similar or accepted materials.
17. Preform a blower door test and add non expanding foam to window, exterior door framing and other penetrations to the exterior that shows sign of infiltration of outside air. Provide interruptive results of the blower door test to the Owners.

18. A) Following the details shown in the CCHRC REMOTE A Manual, Section; Furring and Siding, page 35-39, install 6” of foam board with a ½” plywood exterior plywood to the entire underside of the clinic, excluding the utilduct. Provide soffit trim around the exterior of the building as needed to protect the foam insulation.
    B) Remove the exterior siding and as detailed above install 6” of foam board, as detailed in 18 A. The existing siding will be reinstalled.

19. Provide a price to remove existing windows and install new triple pane vinyl windows
20. Provide a price to remove and replace the existing exterior doors with new higher R rated doors.
21. Verify that all penetrations into the attic from the clinic are sealed, that all soffit or eve vents are clear, proper ventilation is provided in the truss bays, and that the depth of the attic insulation is 24”. Add more insulation, similar to existing to meet the required depth.
22. Construct a generator building under the following parameters;
    A) Provide a concrete slab designed specifically for the weight of the generator to be located in the center of the Generator Building. The finished slab elevation is to be one foot above the surrounding surface area.

B) Utilize 6” SIP panels for the wall construction. Finish the exterior walls with siding and flashing similar to type and color as used on the clinic.
C) Allow for a minimum of four feet between the generator and interior walls.
D) Finish the interior of the Generator Building with drywall, taped, finished, and painted grey.
E) Provide one duplex electrical outlet on each side of the interior of the Generator Building.
F) Insulate the attic space with blown in insulation per CCHRC recommendations.
G) Provide a metal roof pitched for automatic snow removal.
H) Provide snow brakes on the roof above entryways, duct hoods, fuel lines and other penetrations that are required.
I) Provide one 3-0 man door. The door is to be keyed per The Hughes City Council Direction.
J) Provide one insulated roll up door to allow removal of the generator without any modifications to the finished building. The door is to latch securely from the inside.
K) Provide one LED light over the man door and roll up door with their separate service switches located in a gang box located in the interior of the building to the immediate right of the man door.
L) Provide sufficient illumination using LED lights for the interior of the generator building.
M) Provide one duplex outlet in an all-weather box on each side of the Generator Building

N) Upon completion of the Generator Building relocate the generator inside the building

The General Contractor will enlist the aid of a Mechanical Engineer and Electrical Engineer to meet the following design parameters. The design information from the Mechanical and Electrical Engineer will be provided to the Hughes City Council at the completion of the project.

A) Size and route all electrical supply from the existing clinic to the generator, providing additional circuits as required.
B) Provide the necessary conduits and pathways to reroute the power generated from the generator to the clinic.
C) Provide conduits and proper grounding for the generator.
D) Extend the generator exhaust through the building roof.
E) Provide a sufficiently sized combustion air duct from the exterior of the building to the generator intake. The components to the duct work will include but not be limited to the following: a flex connection at the generator, flanged duct connections so that the duct can be easily disassembled, insulated with 2” rigid insulation and lagged, gravity intake dampers and an exterior mounted full hood.
F) Provide one exhaust fan, with gravity exhaust dampers, gravity relief dampers and two full exterior hoods. The fan will be controlled with a line

voltage cooling thermostat. Sufficiently size the fan to provide cooling for the structure during operation of the generator.

G) Provide one hydronic unit heater, or two lengths of Rittling industrial base board to heat the structure. The unit heater will be controlled by a low voltage thermostat and a strap on aquastat. The base board option will be controlled by one zone valve and one low voltage thermostat. The zone valve shall match what is used in the clinic.

H) Supply the required hydronic piping from the clinic mechanical room. Provide ball valves for isolation valves at the boiler connection, also provide a ball valve with hose connection for purging on each line. All exterior piping to be PEX and ran in Artic Grade piping, using appropriate fittings and transitions.

I) All hydronic piping in the structure will have 1” of fiberglass insulation, and be lagged.

J) All terminal heating piping will include ball valves for full isolation, ball valves with hose connections for low point drains, and isolatable vents where required.

K) Supply additional glycol as needed to operate the heating system in the Generator Building.

L) Provide one low temperature alarm for the Generator Building. Provide a pole mounted red strobe and an audible alarm.