

2U. Consideration of approving a contract with McDowall Company for repairs and upgrades to the walk-in cooler for the Hi-Way Liquors Store for a total cost of \$124,949.69

Prepared by: Public Works Director/City Engineer	Meeting Date: 06/26/2023	<input checked="" type="checkbox"/> Consent Agenda Item <input type="checkbox"/> Regular Agenda Item
Reviewed by: Facilities Maintenance Manager, Finance Director	Approved by: City Clerk	

ACTION REQUESTED

Authorize a contract with McDowall Company for repairs and upgrades to the walk-in cooler for the Hi-Way Liquors store.

REFERENCE AND BACKGROUND

The current walk-in cooler system is over 15 years old, and the HVAC systems require increased maintenance. In addition, the roof of the cooler has structural issues that need repair.

McDowall Company was awarded a Sourcewell indefinite delivery quantity (IDIQ) construction contract and was contacted for pricing on this project. Sourcewell, formerly National Joint Powers Alliance, is a local unit of government and public agency created by the Minnesota Legislature as a service cooperative. Minn. Stat. § 123A.21 (2018). Sourcewell was established with the statutory purpose of assisting members in meeting specific needs which are more efficiently delivered cooperatively than by an entity individually.

Pricing for the repair and upgrades that was received was \$124,949.69. During construction half of the cooler will be in operation at any given time. Hi-Way Liquors staff has indicated that they will be able to accommodate this outage.

- I. **Budget Impact:** The 2023 budget includes \$130,000 for this repair/replacement.
- II. **Staff Workload Impact:** Facilities Staff will manage and coordinate this project.
- III. **Comprehensive Plan Impact:** N/A

STAFF RECOMMENDED ACTION

City staff recommends approval of contract with Gordian/Sourcewell.

SUPPORTING DATA

- Gordian/Sourcewell Contract



Work Order Signature Document

Sourcewell EZIQC Contract No.: MN-R5-R-040622-MDC

New Work Order

Modify an Existing Work Order

Work Order Number: 113502.00 Work Order Date: 05/10/2023

Owner PO No:

Work Order Title: City of Monticello Hi-Way Liquor Store Walk-in Cooler Upgrades 2023

Owner Name: City of Monticello Contractor Name: McDowall Company

Contact: Matt Leonard Contact: Ryan Keating

Phone: 763-271-3271 Phone: 320-203-9336

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No MN-R5-R-040622-MDC.

Brief Work Order Description:

Walk-in Cooler Upgrades

Time of Performance *See Schedule Section of the Detailed Scope of Work*

Duration

Liquidated Damages Will apply: Will not apply:

Work Order Firm Fixed Price: \$124,949.69

Owner Purchase Order Number:

Approvals

Owner Date Contractor Date

Detailed Scope of Work

To: Ryan Keating
 McDowall Company
 No Data Input
 No Data Input,
 320-203-9336

From: Matt Leonard
 City of Monticello
 505 Walnut Street
 Monticello, MN 55362
 763-271-3271

Date Printed: May 10, 2023

Work Order Number: 113502.00

Owner PO No:

Work Order Title: City of Monticello Hi-Way Liquor Store Walk-in Cooler Upgrades 2023

Brief Scope: Walk-in Cooler Upgrades

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Walk-in Cooler Upgrades City of Monticello - Hi-Way Liquor Store 545 Pine St. Monticello, MN 55362 SERVICES WILL BE PROVIDED TO THE FOLLOWING LOCATION(S): Hi-Way Liquor Store - Monticello The city of Monticello has asked McDowall Company for budget pricing to remove and replace the cooling equipment for the walk in cooler in both the north and south cooler areas. The city has also asked McDowall to reinforce the cooler ceiling. Please see the following scope of work for more details. McDowall will provide the following: North Cooler: Remove the existing cooler equipment inside the cooler Provide all new indoor units to be hung in the same location of the existing units Remove the existing condensing units that are located on the roof Provide all new condensing units that will be placed on the roof Provide all the required refrigeration piping and piping insulation Provide all the required electrical disconnect and reconnect Provide all the required rigging Provide start up South Cooler: Remove the existing cooler equipment inside the cooler Provide all new indoor units to be hung in the same location of the existing units Remove the existing condensing units that are located outside on the ground Provide all new condensing units that will be placed outside on the ground Provide all the required refrigeration piping and piping insulation Provide all the required electrical disconnect and reconnect Provide all the required rigging Provide start up McDowall will also provide one continuous support bracket for the ceiling of the south cooler to prevent any further bowing of the cooler ceiling system Clarifications and Exclusions: Work to be performed during normal business hours Mechanical drawings are not included in this scope of work " Premium Time" or Price Contingency is not included in this scope of work Temporary HVAC , bonding, allowances, dust control, site restoration, testing and balancing or temperature controls are not included Roofing, structural work or roof screening is not included McDowall Comfort Management will not perform any work if working conditions could endanger or put at risk the safety of our employees or subcontractors Asbestos or hazardous material abatement removal (if any) shall be performed by customer No structural or architectural work is included as part of this scope of work McDowall Comfort Management is not responsible for any pre-existing conditions to the existing mechanical systems HVAC/Building code updates required by the City or State will be an ADD to this scope of work Please assume the cooling to be non-operational for 5-6 days during installation Please note: McDowall is not responsible for moving any product inside the cooler and McDowall is not responsible for any temporary coolers to be used during installation

Detailed Scope of Work Continues..

Work Order Number: 113502.00

Work Order Title: City of Monticello Hi-Way Liquor Store Walk-in Cooler Upgrades 2023

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: May 10, 2023

Re: IQC Master Contract #: MN-R5-R-040622-MDC
Work Order #: 113502.00
Owner PO #:
Title: City of Monticello Hi-Way Liquor Store Walk-in Cooler Upgrades 2023
Contractor: McDowall Company
Proposal Value: \$124,949.69

No Category Input	\$123,299.69
permits	\$1,650.00
Proposal Total	\$124,949.69

Contractor's Price Proposal - Detail

Date: May 10, 2023

Re: IQC Master Contract #: MN-R5-R-040622-MDC
 Work Order #: 113502.00
 Owner PO #:
 Title: City of Monticello Hi-Way Liquor Store Walk-in Cooler Upgrades 2023
 Contractor: McDowall Company
 Proposal Value: \$124,949.69

Sect.	Item	Modifier	UOM	Description	Line Total			
Labor	Equip.	Material	(Excluded if marked with an X)					
No Category Input								
1	01 22 23 00 0941		DAY	8 To 9 Ton Lift, Truck Mounted Hydraulic Crane With Full-Time Operator	\$1,365.34			
				Quantity	Unit Price	Factor	=	Total
			Installation	1.00	1,098.25	x	1.2432	1,365.34
2	01 74 19 00 0015		EA	30 CY Dumpster (4 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$826.72			
				Quantity	Unit Price	Factor	=	Total
			Installation	1.00	664.99	x	1.2432	826.72
3	05 05 23 00 1206		LF	5/16" Diameter, Plain Finish Steel, Low Carbon Threaded Rod	\$147.94			
				Quantity	Unit Price	Factor	=	Total
			Installation	50.00	2.38	x	1.2432	147.94
4	05 43 00 00 0004		LF	1-5/8" Wide x 1-3/8" High, 12 Gauge, Steel Unistrut Channel	\$658.77			
				Quantity	Unit Price	Factor	=	Total
			Installation	50.00	9.47	x	1.2432	588.66
			Demolition	30.00	1.88	x	1.2432	70.12
5	05 43 00 00 0038		EA	1/2-13, 316 Stainless Steel Lock Nut Without Spring For Unistrut Channel	\$342.13			
				Quantity	Unit Price	Factor	=	Total
			Installation	20.00	13.76	x	1.2432	342.13
6	05 43 00 00 0041		EA	1-5/8" Channel, P2675 Unistrut Beam Clamp	\$225.89			
				Quantity	Unit Price	Factor	=	Total
			Installation	10.00	18.17	x	1.2432	225.89
7	10 26 23 13 0150		EA	3/4" Copper Pipe, Hugger Hanger	\$638.38			
				Quantity	Unit Price	Factor	=	Total
			Installation	50.00	10.27	x	1.2432	638.38
8	11 41 23 00 0178		EA	2 HP Medium Temperature Hermetic System Pre-Assembled Indoor R404a, 208/230 Volt, 1 Phase, 60 Hertz	\$45,329.86			
				Quantity	Unit Price	Factor	=	Total
			Installation	8.00	4,557.78	x	1.2432	45,329.86
9	11 41 23 00 0204		EA	4 HP Medium Temperature Hermetic System Pre-Assembled Outdoor R404a, 208/230 Volt, 1 Phase, 60 Hertz	\$17,804.69			
				Quantity	Unit Price	Factor	=	Total
			Installation	2.00	6,632.19	x	1.2432	16,490.28
			Demolition	4.00	264.32	x	1.2432	1,314.41
10	11 41 23 00 0205		EA	5 HP Medium Temperature Hermetic System Pre-Assembled Outdoor R404a, 208/230 Volt, 1 Phase, 60 Hertz	\$18,941.74			
				Quantity	Unit Price	Factor	=	Total
			Installation	2.00	7,013.98	x	1.2432	17,439.56
			Demolition	4.00	302.08	x	1.2432	1,502.18
11	22 11 16 00 0758		EA	3/4", Cut And Prepare Existing In Place Copper Pipe	\$220.30			
				Quantity	Unit Price	Factor	=	Total
			Installation	20.00	8.86	x	1.2432	220.30

Contractor's Price Proposal - Detail Continues..

Work Order Number: 113502.00

Work Order Title: City of Monticello Hi-Way Liquor Store Walk-in Cooler Upgrades 2023

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
No Category Input					
12	22 11 16 00 0854		LF	3/4" Inside Diameter Copper Pipe/Tubing Type L AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	\$1,273.66
			Installation	Quantity 50.00 x Unit Price 20.49 x Factor 1.2432 = Total 1,273.66	
13	23 01 60 71 0003		LB	Recovery And Recharging Of RefrigerantIncludes cleaning refrigerant gas prior to recharging.	\$3,187.56
			Installation	Quantity 200.00 x Unit Price 12.82 x Factor 1.2432 = Total 3,187.56	
14	23 07 19 00 0005		LF	1" Diameter Pipe, 1" Thick Calcium Silicate Insulation	\$1,458.27
			Installation	Quantity 100.00 x Unit Price 11.73 x Factor 1.2432 = Total 1,458.27	
15	23 23 13 00 0004		EA	1/2" Refrigeration Ball Valve, Sweated	\$182.45
			Installation	Quantity 4.00 x Unit Price 36.69 x Factor 1.2432 = Total 182.45	
16	23 23 13 00 0015		EA	1-1/8" Refrigeration Valve, Packed	\$1,234.65
			Installation	Quantity 4.00 x Unit Price 248.28 x Factor 1.2432 = Total 1,234.65	
17	23 23 13 00 0033		EA	1/2" Solenoid Valve, Refrigeration	\$2,022.54
			Installation	Quantity 8.00 x Unit Price 203.36 x Factor 1.2432 = Total 2,022.54	
18	23 23 16 00 0016		LF	1/2" Outside Diameter Type L Drawn, ACR Copper Tubing	\$551.05
			Installation	Quantity 75.00 x Unit Price 5.91 x Factor 1.2432 = Total 551.05	
19	23 23 16 00 0020		LF	1-1/8" Outside Diameter Type L Drawn, ACR Copper Tubing	\$1,252.15
			Installation	Quantity 80.00 x Unit Price 12.59 x Factor 1.2432 = Total 1,252.15	
20	23 23 16 00 0021		LF	1-3/8" Outside Diameter Type L Drawn, ACR Copper Tubing	\$394.09
			Installation	Quantity 20.00 x Unit Price 15.85 x Factor 1.2432 = Total 394.09	
21	23 23 16 00 0061		EA	3/8" ACR Wrought Copper Coupling	\$253.59
			Installation	Quantity 14.00 x Unit Price 14.57 x Factor 1.2432 = Total 253.59	
22	23 23 16 00 0062		EA	1/2" ACR Wrought Copper Coupling	\$261.07
			Installation	Quantity 14.00 x Unit Price 15.00 x Factor 1.2432 = Total 261.07	
23	23 23 16 00 0066		EA	1-1/8" ACR Wrought Copper Coupling	\$611.46
			Installation	Quantity 16.00 x Unit Price 30.74 x Factor 1.2432 = Total 611.46	
24	23 23 16 00 0067		EA	1-3/8" ACR Wrought Copper Coupling	\$883.17
			Installation	Quantity 16.00 x Unit Price 44.40 x Factor 1.2432 = Total 883.17	
25	23 23 16 00 0104		EA	1/2" ACR Wrought Copper 45 Degree Elbow	\$164.77
			Installation	Quantity 6.00 x Unit Price 22.09 x Factor 1.2432 = Total 164.77	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 113502.00
Work Order Title: City of Monticello Hi-Way Liquor Store Walk-in Cooler Upgrades 2023

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
No Category Input					
26	23 23 16 00 0108		EA	1-1/8" ACR Wrought Copper 45 Degree Elbow	\$302.17
			Installation	Quantity: 6.00 x Unit Price: 40.51 x Factor: 1.2432 = Total: 302.17	
27	23 23 16 00 0109		EA	1-3/8" ACR Wrought Copper 45 Degree Elbow	\$410.63
			Installation	Quantity: 6.00 x Unit Price: 55.05 x Factor: 1.2432 = Total: 410.63	
28	23 23 16 00 0118		EA	1/2" ACR Wrought Copper Tee	\$313.09
			Installation	Quantity: 8.00 x Unit Price: 31.48 x Factor: 1.2432 = Total: 313.09	
29	23 23 16 00 0121		EA	7/8" ACR Wrought Copper Tee	\$379.03
			Installation	Quantity: 8.00 x Unit Price: 38.11 x Factor: 1.2432 = Total: 379.03	
30	23 23 16 00 0122		EA	1-1/8" ACR Wrought Copper Tee	\$643.48
			Installation	Quantity: 8.00 x Unit Price: 64.70 x Factor: 1.2432 = Total: 643.48	
31	23 23 16 00 0144		EA	7/8" ACR Wrought Copper P-Trap	\$1,029.27
			Installation	Quantity: 8.00 x Unit Price: 103.49 x Factor: 1.2432 = Total: 1,029.27	
32	23 23 16 00 0152		EA	1/2" Outside Diameter Sight Glass With Moisture And Liquid Indicator , Solder Connection	\$679.88
			Installation	Quantity: 8.00 x Unit Price: 68.36 x Factor: 1.2432 = Total: 679.88	
33	23 23 16 00 0184		EA	1/2" Outside Diameter, 1 To 8 Ton, Bi-Flow Filter Drier, Solder Connections	\$704.20
			Installation	Quantity: 4.00 x Unit Price: 141.61 x Factor: 1.2432 = Total: 704.20	
34	23 23 16 00 0205		EA	1/2 To 11 Ton Electric Expansion ValveSporlan SEI.	\$5,151.92
			Installation	Quantity: 8.00 x Unit Price: 518.01 x Factor: 1.2432 = Total: 5,151.92	
35	23 23 23 00 0005		LB	R-404A Refrigerant	\$1,912.54
			Installation	Quantity: 120.00 x Unit Price: 12.82 x Factor: 1.2432 = Total: 1,912.54	
36	23 63 13 00 0025		EA	Removal And Reinstallation Of Up To 5 Tons Air Cooled Condensing Unit	\$1,197.80
			Installation	Quantity: 4.00 x Unit Price: 240.87 x Factor: 1.2432 = Total: 1,197.80	
37	26 05 19 16 0016		MLF	#14 AWG, Type XHHW, 600 Volt, Copper, Single Solid Cable, Installed In Conduit	\$2,582.90
			Installation	Quantity: 3.00 x Unit Price: 692.54 x Factor: 1.2432 = Total: 2,582.90	
38	26 05 19 16 0017		MLF	#12 AWG, Type XHHW, 600 Volt, Copper, Single Solid Cable, Installed In Conduit	\$3,180.08
			Installation	Quantity: 3.00 x Unit Price: 852.66 x Factor: 1.2432 = Total: 3,180.08	
39	26 05 29 00 0029		LF	>2' Length x 1-5/8" Wide x 1-5/8" High, 12 Gauge, Steel Unistrut Channel	\$65.86
			Installation	Quantity: 6.00 x Unit Price: 8.83 x Factor: 1.2432 = Total: 65.86	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 113502.00

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Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
No Category Input					
40	26 05 29 00 0040		LF	Steel Raceway Closure Strip, Unistrut Channel Fittings	\$36.62
			Installation	Quantity Unit Price Factor = Total	
				6.00 x 4.91 x 1.2432 = 36.62	
41	26 05 29 00 0041		EA	Steel End Cap, Unistrut Channel Fittings	\$73.85
			Installation	Quantity Unit Price Factor = Total	
				6.00 x 9.90 x 1.2432 = 73.85	
42	26 05 29 00 0048		EA	4-Hole, 7-1/4" Length, In-Line, Flat Splice Plate, Steel, Unistrut Channel Fitting	\$43.56
			Installation	Quantity Unit Price Factor = Total	
				6.00 x 5.84 x 1.2432 = 43.56	
43	26 05 29 00 0167		EA	1/2", One Hole Steel Conduit Strap	\$96.35
			Installation	Quantity Unit Price Factor = Total	
				25.00 x 3.10 x 1.2432 = 96.35	
44	26 05 29 00 0168		EA	3/4", One Hole Steel Conduit Strap	\$97.59
			Installation	Quantity Unit Price Factor = Total	
				25.00 x 3.14 x 1.2432 = 97.59	
45	26 05 29 00 0351		EA	1/4" Diameter, 2" Length, Zinc Plated Steel, Hanger Lag Bolt With Hex Nut	\$159.13
			Installation	Quantity Unit Price Factor = Total	
				50.00 x 2.56 x 1.2432 = 159.13	
46	26 05 29 00 0352		EA	5/16" Diameter, 2" Length, Zinc Plated Steel, Hanger Lag Bolt With Hex Nut	\$162.86
			Installation	Quantity Unit Price Factor = Total	
				50.00 x 2.62 x 1.2432 = 162.86	
47	26 05 29 00 0355		EA	6-32 Screw Size, 5/16" Hole Diameter, 1/8" To 5/8" Grip Range, Zinc Plated Steel, Hollow Wall Screw Anchor	\$92.62
			Installation	Quantity Unit Price Factor = Total	
				50.00 x 1.49 x 1.2432 = 92.62	
48	26 05 29 00 0356		EA	6-32 Screw Size, 5/16" Hole Diameter, 5/8" To 1-1/4" Grip Range, Zinc Plated Steel, Hollow Wall Screw Anchor	\$96.97
			Installation	Quantity Unit Price Factor = Total	
				50.00 x 1.56 x 1.2432 = 96.97	
49	26 28 16 13 0008		EA	1 Pole GFI, 15 To 30 Amperes, 120/240 Volt, UL Listed 30mA Equipment Protection Circuit Breaker, 10,000 Amperes Interrupting Capacity	\$787.59
			Installation	Quantity Unit Price Factor = Total	
				4.00 x 158.38 x 1.2432 = 787.59	
50	26 28 16 13 0017		EA	3 Pole, 15 To 30 Amperes, 120/240 Volt, Branch Circuit Breaker, 10,000 Amperes Interrupting Capacity	\$339.89
			Installation	Quantity Unit Price Factor = Total	
				2.00 x 136.70 x 1.2432 = 339.89	
51	26 28 16 16 0023		EA	30 Amperes, 240 Volt Class, 3 Phase, 3 Wire, 2 Blades And Fuseholders, Heavy Duty Fusible, NEMA 1 Enclosure, Neutral Kit, Safety Switch	\$2,527.57
			Installation	Quantity Unit Price Factor = Total	
				4.00 x 508.28 x 1.2432 = 2,527.57	

Subtotal for No Category Input \$123,299.69

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

permits

Contractor's Price Proposal - Detail Continues..

Work Order Number: 113502.00

Work Order Title: City of Monticello Hi-Way Liquor Store Walk-in Cooler Upgrades 2023

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
permits					
52	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.	\$1,650.00
			Installation	Quantity 1,500.00 x	Unit Price 1.00 x
				Factor 1.1000 =	Total 1,650.00
Subtotal for permits					\$1,650.00
Proposal Total					\$124,949.69

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.