



**CITY OF BELLEFONTAINE NEIGHBORS, MISSOURI  
9641 BELLEFONTAINE ROAD  
ST. LOUIS, MISSOURI 63137**

**BID FORM**

**DATE:** December 14, 2025

**PROJECT TITLE:** Bryan Boiler Bids for Repair and Replacement

**SUBMISSION OF BIDS:**

Sealed Bids for the above project shall be received at City Hall, 9641 Bellefontaine Rd, St. Louis, MO 63137, **Attention: Denise Johnson, City Clerk**, no later than **Noon on Monday, December 29, 2025**.

Sealed envelopes shall be identified with the following information:

\*Bryan Boiler Bids for Repair and Replacement Attn: Ms. Denise Johnson, City Clerk / From: <Company Name>”.

General or technical questions should be directed to:

- Marvin Crumer, Parks and Recreation Director, (e-mail: mcrumer@cityofbn.com, tel: 314-867-0700).

All corrections and/or clarifications will be answered by addendum.

**BACKGROUND:**

A City owned natural gas boiler built in 1994 requires service. The City has an obligation to its citizens to provide high quality goods and services on all city properties. This boiler provides hot water to the entire building at our Recreation Center. The boiler works on a 54 tube system with a 10-15 year life cycle. The tubes have been switched out on a as needed basis in recent years but will be changed out entirely moving forward or the City of Bellefontaine Neighbors is considering replacing the entire unit.

The City of Bellefontaine Neighbors (hereinafter “the City”) is soliciting proposals for removal and replacement of 54 Bryan tubes for our boiler and also a proposal for a new boiler to replace the existing boiler.

All contractors are expected to perform housekeeping on a daily basis or more often if the nature of work requires it. The City’s grounds & facilities shall remain free of construction debris & waste except when transporting same to the removal containers. Any debris/waste dropped along the way must be picked up & removed by the Contractor immediately.

Every effort should be made to minimize the damage to the storage room area during the boiler tube removal and installation process.

Safety glasses, safety shoes and other OSHA-required personal protective equipment (PPE) shall be used at all times.

The storage room area and surrounding areas are occasionally occupied and reasonable accommodations must be made for the City’s staff to operate within it. The job site location is inside the residential buildings. Unless otherwise approved by the City, starting time shall be 7:30 AM.

All contractors are advised that, while reasonable efforts will be made by the City to consolidate the work to minimize the number of mobilizations required, it is understood the work may require multiple trips.

**Timing:**

- Proposals should be submitted no later than Noon on Monday, December 8, 2025. The bid opening meeting will take place on December 31, 2025 at 1:00 p.m. at City Hall Council Chambers located at 9641 Bellefontaine Rd, St. Louis, MO 63137.
- It is expected that approval will come in January 2026 and a purchase order for the work will be issued shortly thereafter.
- All work, invoices, and supporting documents must be completed between January 10, 2026-February 31, 2026.

**SCOPE OF WORK:**

Contractors will be responsible for all on-site management, labor, materials, equipment, supplies & lawful disposal needed to perform the following work, some of which is not shown or described in detail:

RE: Bellefontaine Neighbors Recreation Center Boiler Replacement Scope of work Base Bid

- Cut, cap and make safe existing HW, natural gas and flue piping on existing pool heating boiler to be removed and hauled away.
- Furnish and install (1) 1800 MBH natural gas fired boiler model 80% EFF minimum.
- Furnish and install (1) pump.
- Furnish and install (1) 3-way 2” thermostatic control valve and (1) 2” multi-purpose valve.
- Furnish and install hot water and natural gas piping.
- Prefab and install 14” boiler flue and connect to existing.
- Furnish and install piping insulation as required.
- Power and control wiring as required.
- Emergency Stop Switched at exit doors per boiler code.
- Boiler and pump startup & commissioning.
- Mechanical Replacement permit St. Louis County included.
- 

**Qualifications:**

- i. Power panel circuit breakers needed are assumed to exist. Excluded from this scope.
- ii. Contractor to include systems operation training for staff.
- iii. Contractor is responsible for doing a site visit for verification of all existing conditions.

**Alternate # 1**

- Provide alternate price for a higher efficiency boiler with the same scope as listed above.

**Alternate # 2**

- Provide and install new tubes within existing Bryan boiler (54-total).
- Coordinate shutdown with Parks and Recreation Director.
- Start up and commissioning per manufactures recommendations.
- Cost to expedite shipping.

Point of Contact. 314-867-0076  
Marvin Crumer  
Denise Johnson  
James Thomas

**Location:**

1. The Bryan Boiler is located in the back storage area of the Bellefontaine Recreation Center at 9669 Bellefontaine Rd. St. Louis, MO 63137

**Contractor Inclusions**

1. Insurance:  
Name the City of Bellefontaine Neighbors Missouri as “additional insured” on Contractor’s insurance certificate for the duration of this work after authorization to proceed.
2. Contractor shall include a **Contract Bond** to guarantee fulfillment and performance of all work promised in the contract.
3. Barricading to keep bystanders out of harm’s way.
4. All labor, expertise, materials and equipment needed for safe removal of Bryan tubes.
5. Contractor shall haul away & dispose of all debris.
6. Provide lien waivers at time of billing. Copies of material, labor & equipment tickets for all work to repair all out-of-scope, concealed damage shall be submitted with billing.
7. Contractor business/organization is union certified.

**Contractor Exclusions**

8. Other services, materials or equipment not associated with the core work previously described.

**CITY COMPLIANCE REQUIREMENTS:**

The City seeks to ensure that the highest quality workmanship will be performed on its projects and to do so, encourages bidders to use employees on the projects who have satisfactorily completed apprenticeship programs developed and operated in accordance with the policy recommendation, dated January 28, 1992, of the Federal Committee on apprenticeship, U.S. Department of Labor, Employment and Training Administration, Office of Work-based Learning, Bureau of Apprenticeship and Training (the "policy recommendation"). All bidders are required to certify in their bids the percentage of their prospective employees for the project which have satisfactorily completed such a program for the type of work they will be performing.

It is the policy of the City that it will affirmatively encourage minority business enterprise and women's business enterprise participation in contracts and programs which it administers with the objective of increasing the participation by businesses owned or controlled by minorities and women and the City will assure that all reasonable efforts are made within the confines of the law which will aid in meeting this objective.

**CONTRACT TIME:**

If this Bid is accepted, we will complete the work in ( \_\_\_\_\_ ) calendar weeks from acceptance of this Bid.

**ADDENDA:**

The following Addenda have been received. The modifications to the Bid Documents noted therein have been considered and all costs thereto are included in the Bid Sums.

Addendum # \_\_\_\_\_ Dated \_\_\_\_\_

Addendum # \_\_\_\_\_ Dated \_\_\_\_\_

**APPLICATIONS FOR PAYMENT:**

Applications for Payment shall be submitted on AIA documents “G702 Application and Certificate for Payment” and “G703 Continuation Sheet”.

**ACCEPTANCE:**

This offer is open to acceptance and is irrevocable for ninety (90) days from the bid date. If this bid is accepted by the City of Bellefontaine Neighbors Missouri, we will authorize the work within 30 days and commence on-site work as scheduled with the Project Management Staff.

**OFFERS:**

Having examined the Place of Work and all matters referred to in the Instruction to Bidders and the Contract Documents prepared by the City of Bellefontaine Neighbors Missouri for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

**Removal and Installation of Bryan Tubes** \$ \_\_\_\_\_  
dollars

Amounts below should total amount above.

=====  
Amount of Materials & Components included above \$ \_\_\_\_\_  
dollars

Amount of Labor included above \$ \_\_\_\_\_  
dollars

These amounts are all in lawful money of the United States of America.

**Attach a labor rate sheet showing each craft and material mark-up percentages for all "extra", out-of-scope work.**

Contractor Exclusions or Substitutions from Bid Specifications (put on separate letterhead if insufficient space below):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BID FORM SIGNATURE(S):** Submitted by:

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

We are a (Proprietorship, Partnership or Corporation) \_\_\_\_\_

If Incorporated, State Incorporated in \_\_\_\_\_

We (are/are not) licensed for work in St. Louis County. License or Federal ID Number: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signing Officer  
(If Corporation, SEAL here)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Signing Officer

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

If the Bid is a joint venture or partnership, add additional forms of execution for each member in the appropriate form or forms as above.