

COMMUNITY DEVELOPMENT DEPARTMENT

MEMO

April 15, 2025

To: Peter Brixius and Craig City Council

From: Marlin Eckhoff, Building Official *M.E.*

Subject: Yampa Building RTU bid award.

The Community Development Department recently solicited bids to install a new rooftop unit (RTU) for the Yampa Building at 775 Yampa Ave.

We requested they quote a 2-ton 14 seer Trane (or equivalent) RTU for cooling only.

We require all contractors interested in the project to attend a mandatory pre-bid meeting. We held the pre-bid meeting on March 19, 2025, with Masterworks Mechanical and a representative from Trane both attending the meeting.

After the meeting, the representative from Trane contacted me and said that due to the smaller size of the project and the travel distance, they would not be bidding on the project.

Below is the only qualifying bid received:

Masterworks Mechanical: 2 Ton Trane RTU, total bid amount	<u>\$10,900.</u>
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The Yampa Buildings capital budget for 2025 consisted of (2) RTU units with a budgeted amount of \$30,000 for both. So, this unit comes in under the \$15,000 dollars budgeted.

I would recommend to except this bid from Masterworks Mechanical for \$10,900 for a 2 Ton Trane RTU.



Re: Introduction letter

Thank You for your consideration of Masterworks Mechanical bid for the Chamber of Commerce building RTU replacement. We are proud to offer a quote for upgrades for a community we are fortunate enough to be a part of. We are a Craig based business that was founded in 1989. We proudly employ 30 fellow Craig community members.

We service, install and maintain plumbing, air conditioning, heating, hydronic and refrigeration equipment and systems. We have certified staff for combustion analysis/repair and carbon monoxide, residential and commercial air balance and 4 master and 2 journeyman plumbers. We primarily install Trane equipment in commercial air applications.

We have performed similar upgrades and replacements for the Craig City Hall, Moffat County Safety Center, Yampa Valley Bank in Craig, control and boiler upgrades for Snow Country Construction in Steamboat. We were the installing contractor for the construction of East Kum & Go and Hayden Kum & Go. Additionally, our company performed the Mechanical and Plumbing for the spa and housing additions for Three Forks Lodge.

Currently we are completing work on 3 new construction projects for Rivertree Construction, JSM Construction and Hamilton construction in Routt County. Additionally, we are working with Charchalis Construction on the Fitch Artisan Meats remodel project in Moffat County.

In preparing the quote, we have specified utilizing a Trane packaged rooftop unit.

Thank You once again,

Vic Updike

President – Masterworks Mechanical

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Bill to
City of Craig
300 West 4th Street
Craig, CO 81625

Ship to
Chamber Building 00013
775 Yampa
Craig, CO 81625

Quote #: q1969

Quote Date: 4/8/2025

Quote Expiration Date: 5/8/2025

Item	Description	Quantity	Price	Amount
HVAC Installation	Installation of a 2 ton RTU to replace the existing failed RTU. This is for one of the units on the top section of the Chamber Building. Included is the disposal of the old unit. NOT INCLUDED: Any electrical work if needed for unit operation. Projected lead times currently are sitting at around 12 weeks from order date.	1	\$1,000.00	\$1,000.00
HVAC Installation	2 Ton Trane RTU	1	\$7,900.00	\$7,900.00
HVAC Installation	Labor	1	\$2,000.00	\$2,000.00

In order to accept this work a signed proposal must be returned to our office and a 50% deposit must be made. Without both, an acceptance is not valid.
Deposits paid by Credit Card are subject to a 2.5% surcharge.

Subtotal: \$10,900.00

Tax: \$0.00

Permit fees, taxes and freight are not included in this pricing and will be added later as applicable. This proposal may be withdrawn if not accepted within 30 days

Total: \$10,900.00

Payments: \$0.00

The Customer will be responsible for all electrical, drywall, concrete and painting needs or repairs should they arise. The above are not included in this proposal and must be arranged with an appropriate contractor.

Authorization

I hereby authorize the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. I additionally certify that I am fully authorized to authorize this work and commit to payment.