



City of Whitewater

Whitewater Aquatic and Fitness Center

HVAC System Upgrade Project

September 6, 2024

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Attn: Kevin Boehm – City of Whitewater 262-473-0122 kboehm@whitewater-wi.gov



Whitewater Aquatic and Fitness Center

PAGE 1: Southport General Information

Southport Engineered Systems is in a strong position to provide top quality service for the City of Whitewater. We are pleased to provide a high-level summary of Southport's capabilities and how we are best suited for a successful project delivery:

Company Summary

Since founded in 2005, Southport has continued steady growth and currently employs over 150 trade-personnel. We centrally operate from our newly built, 55,000SF fabrication facility in Caledonia on Interstate 94. In addition to our Caledonia location, we have established two additional operational support locations in Wausau and Madison. This allows our firm to support regional construction with just-in-time delivery methods and respond rapidly for our customer needs. Our company EMR is 0.63 which we believe is the strongest safety rating of any mechanical contractor in the region. Our Lost Time Incident Rate is 1.4 and Recordable Incident Rate is 6.4. Southport historically maintains an annual revenue at approximately \$50 million dollars. Beyond commercial construction, we maintain a robust service division, a residential service and construction department, and a temperature controls division.

Operations

All mechanical systems are fabricated in-house to include sheet metal, pipe fabrication, and general fabrication. We are partnered with the Associated Builders and Contractors of Wisconsin and have an accredited apprenticeship program in HVAC, plumbing, and fire protection trades. We also have a state certified welding program and welders certified up to 6G (structural steel). All trade work is centered around prefabrication where anything that can be pre-built, is pre-built to increase quality control and enable just-in-time delivery. We believe Southport is unique in that every trade person is cross trained. I.e. a plumber will install HVAC systems or thermally insulate, an HVAC sheet metal installer is also a pipefitter, controls installer and a service tech, a sprinkler fitter will install HVAC pipe or fix a plumbing leak.

Office

We have (6) professional engineers on staff with licensure in (17) states. All project managers are degreed engineers with accreditations varying from PE, PMP, LEED AP, and Master Plumber. Mechanical designs are exclusively performed in-house in a true design-build fashion. Second to this, we employ a large building information modeling department and fully coordinate MEPF trades using Autodesk Revit, BIM360, and Navisworks. It is common practice for our general contractors to contract Southport directly to orchestrate the BIM process on their behalf. In addition, we are the only contractor in our market that designs fire protection systems in 3D (Hydratec Revit). We can integrate into any design platform.



1. The first part of the document discusses the importance of maintaining accurate records of all transactions.

2. It is essential to ensure that all data is entered correctly and that the system is regularly updated.

3. The second section covers the various methods used to collect and analyze data, including surveys and interviews.

4. Finally, the document concludes by emphasizing the need for ongoing monitoring and evaluation to ensure the effectiveness of the program.

Equipment Currently under service

Chillers – Trane, Carrier, Daikin, York, McQuay, AEC, Sterling, Ebbco, KeepRite, ModuPower, Parker, etc.
Boilers – Thermal Solutions, Lochinvar, Camus, Aereco, Weil McLain, Unilux, Burnham, Fulton, HTP, Viessmann, Bryan, Patterson-Kelley, NTI, Triangle Tube, Peerless, AO Smith, Rheem, and many more...
Air Handling Units – Trane, Carrier, Daikin, York, VTS, Nortek, etc.
Rooftop Units - Trane, Carrier, Daikin, York, Aeon, Lennox, etc.
Dedicated Outside Air Units – Aeon, Trane, Addison, Valent, Daikin, Modine, etc.
VRF – Samsung, Mitsubishi, Daikin, LG, JCI, Hitachi
Desiccant Dehumidifiers – Munters, CDI, Seasons Four
Computer Room Units – Liebert (Vertiv), Stulz, etc.
Pool Dehumidification Units – Dectron, Desert-Aire, etc.
Cooling Towers – BAC, Evapco, Marley, Guntner, etc.
Make-up Air Units – Greenheck, Ruud, CaptiveAire, Reznor, Titan, Modine, Cambridge, etc.
And many more...Humidifiers, ERVs, Pumps, Hydronic & Electric Heaters, VFDs, Exhaust Fans, etc.

Systems Currently under service:

Chilled Water
Hot Water
Steam Heating & Process
Clean Rooms
Food Grade ventilation system
Pharmaceutical Production and Packaging
Industrial Ventilation
Dust and Fume Collection
Engine Testing Facilities
Hazardous Storage
Explosion Classified Ventilation
And many more...

Building Automation Systems:

Carrier iVu – Full design & programming capability

Installation and interfacing with:

- Trane
- Automated Logic
- Johnson Controls
- Distech
- Alerton
- Schneider Electric
- Tekmar

Our diversified experience, combined with our engineering and design capabilities, allow us to provide comprehensive “bumper-to-bumper” HVAC service. (We do Plumbing and Fire Protection also!)

PAGE 3: Professional References

Professional References

Froedtert South

Contact: Jeffrey Woller - Maintenance/Plant operations Senior coordinator

Address: 6308 8th Ave, Kenosha, WI 53143

Phone:(262) 656.2373

Email: Jeffrey.Woller@froedtertsouth.com

Scope: Service Contract and various Projects

Customer Since 2011

Full Time maintenance customer since 2018

Snap-on Incorporated

Address: 7939 N Faulkner Rd, Milwaukee, WI 53224

Contact: Jeff Potthast

Phone: (414) 371-2815

Email: Jeffery.a.pothast@snapon.com

Scope: Service Contract and various Projects

Customer Since 2017

Maintenance Customer Since 2018

City of New Berlin

Contact: Bob Loohaus – Facilities Supervisor

Address: 3805 S Casper Dr, New Berlin, WI 53151

Phone: (262) 797-2467

Email: rlOOhaus@newberlin.org

Scope: Service Contracts for multiple buildings and various projects

Customer Since 2019

Maintenance Customer since 2020

Other customers of note:

Gateway Technical College

Woodman's Grocery Stores

State of Wisconsin

WI Department of Transportation

RustOleum

Milwaukee Area Technical College

Madison Area Technical College

Additional references available upon request

Owner: City of New Berlin

Job(s) Description:

City Hall: Chiller, pumps, piping, VAVs, replace air handling unit, refurbish air handling unit, ducting, controls.

Contract amount: \$925,353.

Complete in 2022.

Fire Station #2: Furnace, water heater, make-up air unit, exhaust fan, controls. Contract amount: \$51,430.

Complete in 2021.

Safety Building: Boilers, pumps, snowmelt, water heater, controls. Contract amount: \$874,000

Contact Name/Phone #: Bob Loohaus, 262-797-2467, rloohaus@newberlin.org

Owner: Kenosha County

Job(s) Description:

Administration Building Phase 3: Heat pump replacements. Contract Amount: \$155,642. Complete in 2021

Administration Building Phase 4: Heat pump replacements Contract Amount: \$228,727. Complete in 2023

Detention Center Phase 1: Rooftop equipment, ductwork, piping. Contract amount: \$1,533,690. Complete in 2022

Detention Center Phase 2: Rooftop equipment, ductwork, piping. Contract amount: \$1,867,700. Complete in 2023

Detention Center Phase 3: Rooftop equipment, ductwork, piping Contract amount: \$2,000,000. To be complete in 2024

Contact Name/Phone #: Matt Sturino, 262-653-2548, Matt.Sturino@kenoshacounty.org

Owner: Wisconsin Department of Transportation

Job(s) Description:

Truax Materials Lab: Replace boilers and piping. Contact amount: \$38,026. Complete in 2022

Southwest Regional Headquarters: Replace chillers, boiler, pumps, reheat coils, piping, controls. Contract amount:

\$1,025,909. Complete in 2023

Contact Name/Phone #: Alyssa Lynch, alyssa.lynch@dot.wi.gov, 608-957-5524

Owner: Madison Area Technical College

Job(s) Description:

Commercial Avenue: Boiler replacements, pumps, piping. Contract amount: \$460,479. Complete in 2022.

Portage Campus: Boiler replacements, pumps, piping. Contract amount: \$378,500. Complete in 2023.

Contact Name/Phone #: Wes Marquardt, WMarquardt@madisoncollege.edu, 608-243-4040

Owner: St Dominic Catholic School-

Job(s) Description: Boiler Replacement. Contract amount: \$147,100. Complete in 2022.

Contact Name/Phone #: Michael Ricci, michael.ricci@stdominic.net, 262-442-5474

Owner: City of Beloit

Job(s) Description: City Hall RTU Replacement. Contract amount: \$191,500. Complete in 2023.

Contact Name/Phone #: Scott Schneider, schneiders@beloitwi.gov, Office: (608) 361-6447

**Closed Projects –
Excess of \$250,000**

| <u>Project Name</u> | <u>GC/Owner</u> | <u>Completion</u> | <u>Amount</u> |
|--------------------------------|-----------------------------------|-------------------|---------------|
| Zuelke | Greenfire Management Services | 12/1/2022 | 2,105,063.00 |
| City of Madison Transit 3A | JP Cullen -Corporate Headquarters | 5/5/2022 | 1,598,239.00 |
| KCDC RTU Replacement | Kenosha County Admin Building | 3/1/2022 | 1,542,809.00 |
| Olympia Fields | Greenfire Management Services | 2/10/2022 | 1,507,957.40 |
| Falls at Pike Creek | Horizon Development | 7/1/2022 | 1,329,936.68 |
| Great life Senior Living | Stevens Construction | 12/31/2021 | 1,025,868.00 |
| Instrument Development Company | Hunzinger Construction | 1/1/2023 | 954,972.00 |
| Kenosha Fire Station # 4 | Stuckey Construction | 5/1/2022 | 954,476.00 |
| Mill Creek Academy HVAC | Kraemer Brothers, LLC | 5/15/2023 | 903,161.19 |
| Summer Ridge - Plumbing | Horizon Development | 5/1/2023 | 807,813.00 |
| Pewaukee DPW | Absolute Construction Enterprises | 7/22/2022 | 662,297.00 |
| MATC Ingenuity | Findorff | 12/31/2021 | 541,649.00 |
| Summer Ridge - HVAC | Horizon Development | 5/1/2023 | 541,302.50 |
| National Business Furniture | 70th Street Partners | 10/1/2022 | 474,779.00 |
| Mill Creek Academy Fire Pro. | Kraemer Brothers, LLC | 5/16/2023 | 465,436.00 |
| Twin Lakes WWTF & Lift Station | Joseph J Henderson & Son | 2/9/2022 | 454,903.00 |
| Madison College Boiler - HVAC | Madison Area Technical College | 12/16/2022 | 407,485.00 |
| Rocket Wash | Riley Construction | 3/3/2023 | 407,410.00 |
| Mill Creek Academy Plumbing | Kraemer Brothers, LLC | 5/15/2023 | 332,772.00 |
| Farm & Fleet Rhinelander | Fox Arneson | 2/1/2023 | 316,477.00 |
| RustOleum HRU 2_3 Replacements | Rustoleum | 1/15/2023 | 298,262.00 |
| Woodside Prairie | McShane Construction Company | 4/1/2023 | 286,081.00 |
| Pinsa | PSG | 10/12/2022 | 283,218.00 |
| Precision Labs | The Dobbins Group | 3/1/2023 | 280,031.00 |
| First Industrial Bldg D | Riley Construction | 11/1/2022 | 273,887.00 |

PAGE 6: Manager Bios

Michael R. Nuzzo, P.E. / Member

Mike is a 1996 graduate of the University of Wisconsin with a B.S. in physics. He was employed at Martin Petersen Company from 1988-2005 as a sheet metal mechanic, project manager, and chief estimator. Mike is a Licensed Professional Engineer in Wisconsin. Mike is also a NATE Certified technician.

Timothy C. Pann, P.E. / Member

Tim is a 2000 graduate of the Milwaukee School of Engineering with a B.S. in Architectural Engineering. Tim was a design engineer for Martin Petersen Company since 1999, designing HVAC, piping and plumbing systems. Tim is a Licensed Professional Engineer in Illinois, Indiana, Iowa, Ohio, and Wisconsin. Tim also holds a Master Plumbers License and is a LEED accredited professional in new construction and major renovation projects. He is also an active member of ASHRAE and American Society of Plumbing Engineers (ASPE).

Michael J. Chart, MP / President

Mike has been in the contracting business for 26 years. He earned his Journeyman Plumbers License in 1996 after completing an apprenticeship through Gateway Technical College. He then went on to achieve his Master Plumbers License in 2009. For 13 years, Mike worked as a part-owner of a local plumbing company and as a national sales trainer for five years prior. Mike is a 1989 graduate of Waterford Schools.

PAGE 7: Proposal and Pricing

Re: **Whitewater Fitness and Aquatic Center HVAC Upgrades – Whitewater, WI**

Southport Engineered Systems is pleased to offer the following proposal for your consideration.

HVAC System Upgrade project – Coils and Duct Scope

- Demo existing return/exhaust duct serving AHU-B3 from heat reclaim coil to mechanical room walls. Replace with new Polyvinyl Coated Duct to match existing sizes.
- Demo and replace (2) existing motorized dampers with new stainless steel dampers and actuators.
- Demo and replace existing heating coil HC-B3 in AHU-B3 with new coated coil suitable for pool application.
- Demo and replace existing reclaim coil RC-B4 in exhaust duct with new coated coil suitable for pool application.
- Provide new 2" board insulation between coil RC-B4 and motorized damper.
- Reconnect coils to existing piping. Rework piping as needed for new coil connections.
- Repair/replace piping insulation as needed.
- Fill, bleed, and leak check coils.
- Includes all required lifts, rigging, telehandler, dumpster.

HVAC System Upgrade project – Controls Scope

- Demo of existing Trane controllers and control panels.
- Installation and of a complete Carrier I-Vu Pro 32 control system
 - One Carrier XT-RB Router with enclosure and power transformer (ethernet by others)
 - One (1) new control panel w/ controller and transformer serving AHU-B3 connected to existing devices with new space sensor
 - One (1) new control panel w/ controller and transformer serving AHU-B5 connected to existing devices with new space sensor
 - One (1) new control panel w/ controller and transformer serving boiler plant connected to existing devices
 - One (1) new control panel w/ controller and transformer serving heat exchangers connected to existing devices
- All necessary wiring and terminations, programming, schedules, and graphics for a complete system.
- Commissioning and Owner training upon project completion.

Total: \$246,900

Add#1

- One (1) new control panel w/ controller and transformer serving AHU-B1 connected to existing devices with new space sensor

- One (1) RTU controller serving RTU-A1 connected to existing devices with new space sensor

ADD#1 Cost: \$11,860

Clarifications:

- All ductwork replacement limited to within mechanical room as discussed in walkthrough.
- All existing relays, actuators, sensors, and control devices to be reused unless specified above. Failed components will be quoted if found. Suggested allowance of \$5,000
- Any zoning controllers on the RTU or control of AHU-B2 is not included

- Coordination needed between Whitewater and Southport for I-Vu Pro installation on client's computer or server
- All above proposals include one-year warranty on labor and materials.
- Assumes normal working hours of Monday – Friday 7am through 5pm. No Holidays, No Weekends
- Proposal is valid for 30 days from above date.
- Assumes contract by end of the year to allow purchasing of material and equipment.

We trust this is the information you desire and hope to be of further service to you. If you have any questions, please call me at (262) 515-3422.

Sincerely,
Cody Johnson
Project Manager
Southport Engineered Systems



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- Demo and replace (2) existing motorized dampers with new galvanized dampers and actuators.
- Demo and replace existing heating coil HC-B3 in AHU-B3 with new coated coil suitable for pool application.
- Demo and replace existing reclaim coil RC-B4 in exhaust duct with new coated coil suitable for pool application.
- Provide new 2” board insulation between coil RC-B4 and motorized damper.
- Reconnect coils to existing piping. Rework piping as needed for new coil connections.
- Repair/replace piping insulation as needed.
- Fill, bleed, and leak check coils.
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 - One (1) new control panel w/ controller and transformer serving AHU-B3 connected to existing devices with new space sensor
 - One (1) new control panel w/ controller and transformer serving AHU-B5 connected to existing devices with new space sensor
 - One (1) new control panel w/ controller and transformer serving boiler plant connected to existing devices
 - Move existing boiler plant controller location 10-15’ away from current location to get out from under exterior louver w/ new wire pulls and terminations from existing conduit/junction boxes
 - One (1) new control panel w/ controller and transformer serving heat exchangers connected to existing devices
 - One (1) new control panel w/ controller and transformer serving AHU-B1 connected to existing devices with new space sensor
 - One (1) RTU controller serving RTU-A1 connected to existing devices with new space sensor
- All necessary wiring and terminations, programming, schedules, and graphics for a complete system
- Commissioning and Owner training upon project completion with 1-year Warranty
- ALLOWANCE of \$10,000 for failed components, sensors, actuators or other controls work due to condition of the existing system

Total: \$276,100

Clarifications:

- All ductwork replacement limited to within mechanical room as discussed in walkthrough.
- Any zoning controllers on the RTU or control of AHU-B2 is not included

SOUTHPORT
Engineered Systems

- Coordination needed between Whitewater and Southport for I-Vu Pro installation on client's computer or server
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- Proposal is valid for 30 days from above date.
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Sincerely,
Cody Johnson
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