

**SCOTTS BLUFF COUNTY, NEBRASKA
REQUEST FOR PROPOSAL**

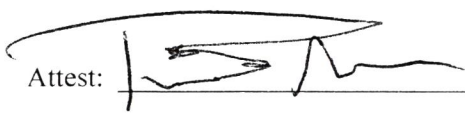
Proposal Submission Sheet
(2 Copies)

Receipt of Addenda No(s). 0 is hereby acknowledged.

Total Price to furnish and install with warranty as specified for Removal and Replacement
Of Hydronic Heating Boiler/s

(No Taxes). \$ 292,340.00

Dated this 28th day of July, 2025, 2023

Attest: 
Secretary

Snell Services, Inc
(Company name)

By: 
Signature of company officer

Title: VP
*(Note: if owner or partner, so state. If proposal
By a company, the signer should state office
Held, i.e., President or Vice President)

Respondent's Address Snell Services, Inc
P.O. Box 629
2220 West Front St.
North Platte, NE 69101

Respondent's Telephone Number: 308-532-6870

Respondent's Email Address: jsukup@snellservices.com

Respondent's Fax Number: 308-534-0804

SCOTTS BLUFF COUNTY, NEBRASKA
REQUEST FOR PROPOSAL

DISCRIPTION OF WORK; The Contractor shall: Provide and install with a turn-key operation to Scotts Bluff County. This quote will include the removal and replacement all equipment , piping and electrical.

Equipment or equal to the following shall be bid.

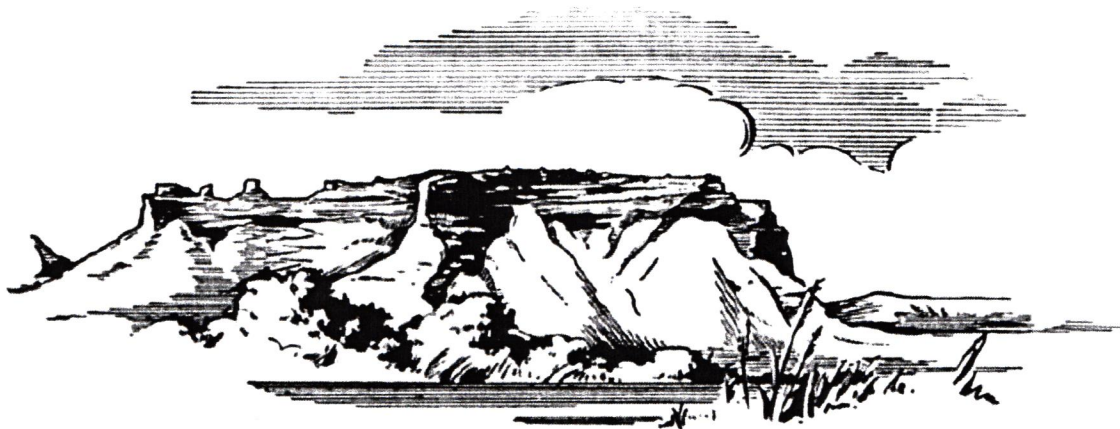
1. 2 -new High efficiency 1,000,000 btu KBX1000 Lochinvar Boilers
2. 2 – new Bell & Gossett WIZE-E2EFE419 E-1510 series base end suction pumps
3. 1- Series “B” (ASME) Pressurized Vertical Expansion Tank. (116552 Model B-400 1006 gallons)
4. 1 – Bell & Gosset WIZE-76E6F58 CRS Coalescin Style Air & Sediment Separator CRS-4F
5. Equipment will include the manufactures commercial warranty.
6. Trane Rocky Mountain will assume the integration of the controls into the new boiler system at the Court House. **NO ADDITIONAL COST SHOULD BE INCLUDED IN YOUR PROPOSAL FOR TRANE CONTROLS.**

Request for Proposal

Scotts Bluff County Court House

Gering NE

Electrical and Mechanical Systems



SNELL SERVICES, INC.

Electrical, Plumbing, Heating & Air Conditioning
COMMERCIAL - RESIDENTIAL CONTRACTORS

2220 W Front St | North Platte NE 69101

(308) 532-6870 | brad.morrison@snellservices.com

Cover Letter



Snell Services, Inc.

P.O. Box 629
North Platte, NE 69103-0629

Phone: 308-532-6870

Fax: 308-532-1040

Email: brad.morrison@snellservices.com

Web: www.snellservices.com

July 28, 2025

Jay Steinle – Facilities Manager
Scotts Bluff County, Bldg Administration
1825 10th Street
Gering NE 69341
jsteinle@scottsbluffcounty.org

**RE: Scotts Bluff County Courthouse
 Hydronic Heating Boiler Replacement**

Enclosed is our proposal and company background for the Hydronic Heating Boiler Replacement.

Snell Services would like to be a part of your construction team on this project for the County of Scotts Bluff, its staff, and community members. Using the knowledge and experience of our employees, we have put together items in this proposal to help answer any questions you may have. However, if you would like clarification or have any questions, please feel free to contact me.

Thank you for the opportunity to submit our proposal.

Sincerely,

Brad Morrison
President

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Firm Overview and Experience

Overview

Snell Electric Company was founded as a residential and commercial service wiring company in 1941 by Mr. Sam Snell. In 1973, Bob and Sandra Morrison purchased the company and has been family owned ever since. After adding mechanical and plumbing divisions, the name was changed in 1986 to Snell Services, Inc.

Snell Services, Inc. provides commercial contracting Electrical and Mechanical services including Plumbing, Sheetmetal installation and fabrication and HVAC for commercial contractors across Nebraska and in surrounding states.

Snell Services, Inc. has offices in North Platte, Kearney and Gering, Nebraska and is licensed to service the states of Nebraska, Colorado, Kansas, Iowa and Wyoming. The headquarters is located in North Platte, Nebraska. Snell Services, Inc. currently has one hundred forty (140) total employees and over \$30,000,000 in annual sales.

Snell Services, Inc. is a very strong and stable company, with a CPA audited net worth in excess of \$10,000,000. Fifty-Nine (59) employees have been with the company in excess of 10 years, with 40 of those employees exceeding 20 years.

Snell Services, Inc. has a great deal of experience and knowledge in many aspects of the construction industry. With this acquired experience and proven track record, our company can provide the required services demanded for this project.

Firm Overview and Experience

Current Projects

July 2025

Project	Trades	Location	General Contractor	Contract Amount	% Complete
Sustainable Beef LLC	MEP	North Platte NE	Chief Construction	\$4,566,464	98%
Clean Harbors Expansion	Mech/Plbg	Kimball NE	Clean Harbors	\$1,661,925	95%
Great Plains Health PT/Rehab Addition	MEP	North Platte NE	Sampson Construction	\$4,295,670	90%
Platte Valley Bank Admin Building	MEP	Scottsbluff NE	Sampson Construction	\$4,016,446	85%
Kearney Reg Med Ctr Patient Wing	Mech/Plbg	Kearney NE	Sampson Construction	\$3,149,276	95%
Western NE Community College	MEP	Scottsbluff NE	Beckenhauer Const.	\$2,763,791	70%
North Platte Recreational Center	MEP	North Platte NE	Sampson Construction	\$9,240,490	25%
Mid-Plains CC Electrical Ed Building	Electrical	North Platte NE	Steele's Construction	\$542,000	40%
Great Plains Health Pharmacy & IV Therapy	MEP	North Platte NE	Sampson Construction	\$2,503,220	35%
Total Major Projects In Progress				\$32,739,282	
Other Projects in Progress				<u>\$5,114,589</u>	
Total Current Projects				\$37,853,871	

Firm Overview and Experience

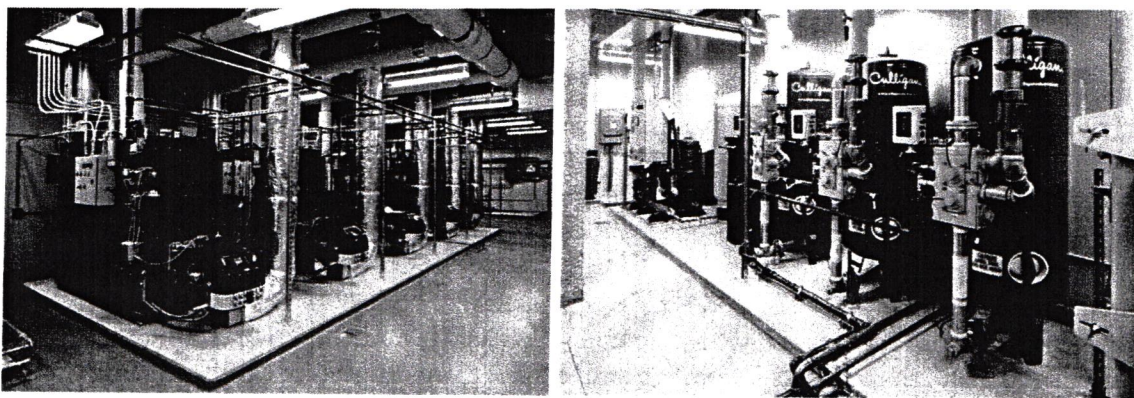
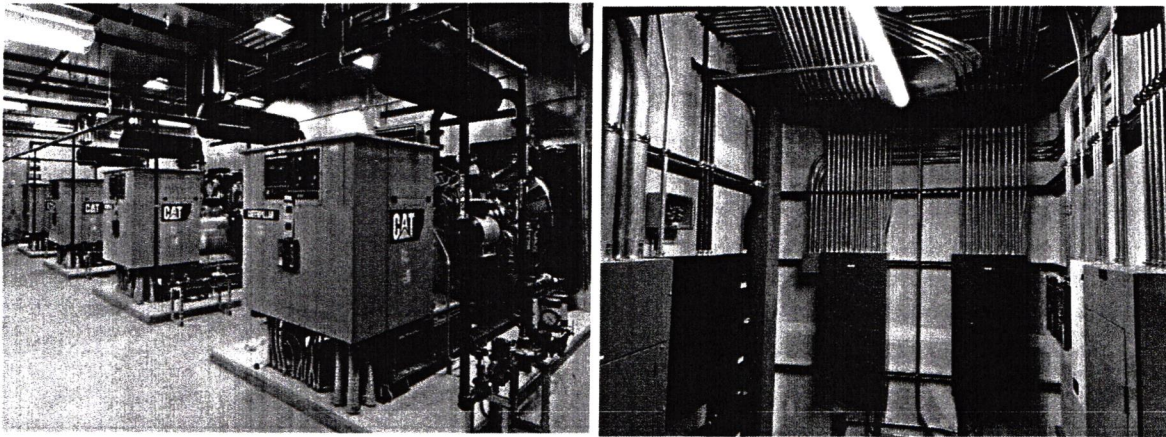
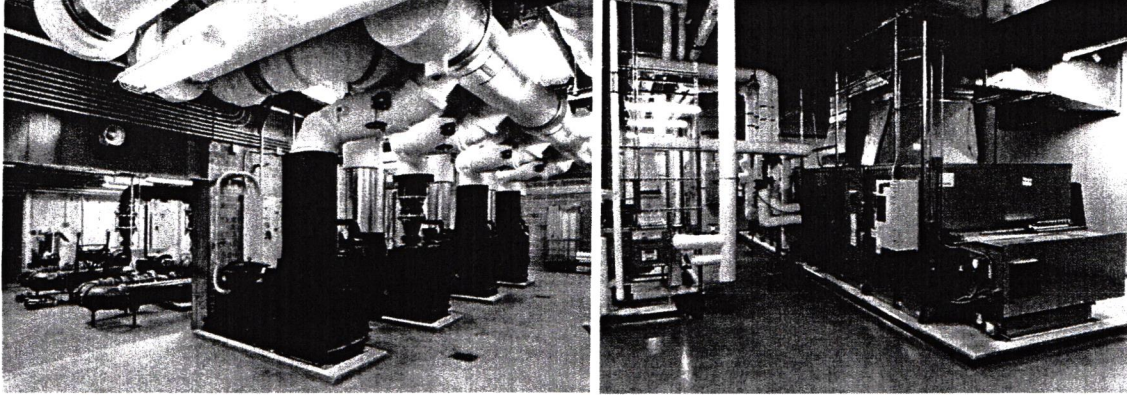
Major Completed Projects

SNELL SERVICES, INC. MAJOR COMPLETED PROJECTS

Project	Contract	Contact	Year
University of NE Kearney Student Housing	6,024,335	Sampson Construction	2024
Great Plains Health Lab Renovation	3,331,121	Sampson Construction	2024
MPCC McCook East Campus Reno	3,289,230	Sampson Construction	2024
Gothenburg Impact Center	1,256,586	Hausmann Const.	2024
Sioux County Schools Grade School	833,877	Anderson-Shaw	2024
Western NE Community College Generator	764,555	WNCC	2024
University of NE North Platte Ext Chiller	314,006	Univ of NE Projects	2024
Great Plains Health Primary Care Physcian Bldg	5,556,922	Sampson Construction	2023
Phelps Mem Hospital Reno & Specialty Clinic	2,029,700	Sampson Construction	2023
Julesburg PreK-12 School	5,296,804	JHL Constuctors	2023
MPCC North Platte Health & Science Addition	1,293,309	Sampson Construction	2023
Craft State Office Bldg Upgrades North Platte	1,742,475	Steele's Construction	2023
Cozad Hospital Patient Rooms & Pharmacy	1,640,997	Paulsen Inc.	2023
Western NE Vets Home DW & Skilled Nursing	2,114,084	State of NE DAS	2022
Lexington Reg Health Ctr ER & Lab Reno	1,311,432	Chief Construction	2022
UNL NCTA Curtis Steam/Condensate	1,032,090	Univ of NE Projects	2022
NE Army Nat Guard Vehicle Maint Shop	1,007,983	Perry Reid Const	2022
Topside Manor Senior Living Goodland KS	935,246	Hutton Construction	2022
WNCC Scottsbluff RTU Replacement	861,348	TwinCity Roofing	2022
Henderson Healthcare Covid Project	795,487	Sampson Construction	2022
WNCC Advanced Technology Ctr	746,230	WNCC	2022
Dundy Co Hospital Generator Project	649,268	Dundy Co Hospital	2022
Great Plains Health Brain & Spine Clinic	592,350	Sampson Construction	2022
Kearney NE Community Tennis Facility	577,940	Brown Construction	2022
Callaway Hospital Clinic & Covid Rms	573,577	Sampson Construction	2022
Central City Public Schools	1,223,095	Boyd Jones Const.	2021
Osceola Public Schools Addition & Reno	998,484	BD Construction	2021
Fat Dogs Convenience Stores (2)	862,437	Wilkinson Development	2021
Weborg 21 Hotel Scottsbluff NE	812,285	Anderson-Shaw	2021
Sandhills Physical Therapy	314,428	Steele's Construction	2021
Lincoln Co Jail Addition	258,076	Brown Construction	2021
North Platta Airport Auth HVAC Upgrade	225,876	NP Airport Authority	2021
Reg West Med Ctr MEP Upgrade Project	5,166,282	Beckenhauer Const	2020
Great Plains Health ER Expansion & Reno	3,884,486	Sampson Const.	2020
Reg West Med Ctr ICU & Central Sterile	3,857,377	Beckenhauer Const	2020
Dundy Co Hospital PT Addition & Reno	934,416	BD Construction	2020
UNK Early Childhood Ed	584,752	Hampton Construction	2020
Reg West Med Ctr Kitchen MEP Upgrades	437,641	Beckenhauer Const	2020
Gering High School Addition & Renovation	7,921,596	Hausmann Const.	2019
Western Nebraska Community College	5,029,140	Sampson Const.	2019
O'Neill High School Addition & Renovation	2,271,002	Hausmann Const.	2019

Firm Overview and Experience

Examples of Workmanship





Ability to Meet Schedules and Budget

Meeting schedules

Snell Services has always met or exceeded project work schedules. For more than fifty years the bedrock principles of our company have been to exercise ethical construction practices and to provide customer satisfaction. Maintaining and adhering to the client's vision of the project is of paramount importance to us. Integrity is vital to our company because our future is built on our past reputation.

We currently employ 30 electricians, 30 HVAC installers and technicians and 41 plumbers. We have six project managers/estimators and numerous other support staff.

With our commitment to excel and with our resources available, we are willing and capable of providing the extra manpower required to ensure that the job remains on schedule.

Construction Budget

Jobs that stay on schedule also stay on budget. To assist us in accomplishing this we utilize construction software for job management and accounting that is integrated with our estimation software. We use innovative and accurate submittal procedures. We also use an efficient material purchase order tracking system to guarantee that materials are delivered on time, thus preventing delays in the work schedule. Above all, we carefully monitor the project and provide manpower as required to maintain the schedule.

Since we are a complete mechanical, plumbing and electrical company, we can easily identify any overlaps and/or omissions related to the electrical, mechanical and plumbing divisions. Partnering with the construction manager, owner, our suppliers and subcontractors, we are able to maximize efficiencies to control cost.

Using these procedures, and with frequent job site visits by our project managers, we are able to carefully monitor the project to help keep it within schedule and budget.

Minimizing Change Orders

Snell Services employs extremely knowledgeable and experienced project managers. They review all contract drawings and specifications prior to the start of construction. With this knowledge, together we are able to discuss the possible situations that may enhance or improve the project. This foresighted planning reduces the need for change orders because possible scenarios have already been discussed and reviewed.

Because we perform all MEP tasks, we are able to help identify and eliminate conflicts with other trades in an efficient manner, thus helping to prevent costly and time-consuming change orders. Job-site visits are conducted regularly by President Brad Morrison in addition to those of the project managers. The input from the president and project managers from these visits, together with the vast experience of our project superintendents help to ensure a smooth work flow to maintain the project in the most desirable and efficient manner.

Quality Control

Honest and open communication with the Construction Manager, Engineers and Architects on a regular basis throughout the development process assures that quality control will be maintained. Snell Services has gained a great reputation for its quality of work performed. All of our employees practice and adhere to the high standards our company expects. The field superintendents and the project managers are constantly monitoring the quality of work being performed by our personnel and subcontractors and quality of materials being used. We use reputable material suppliers and subcontractors, and thoroughly review the shop drawings for the material and equipment to be incorporated into the project.

Through quality control, we strive for zero punch-list. For issued punch-list, we make every effort to make the correction as quickly as possible. Once the punch-list is received, it is sent to the field superintendent for correction. That superintendent will initial and date each item, and once completed return it to the project manager. Upon review by the project manager, it will be forwarded back to the Construction Manager. The project manager and assistants review and process all the necessary closeout requirements and strive to complete this task before substantial completion.

Warranty items and other post construction follow-up as required by the specifications will be handled directly by our project managers, employees and subcontractors.

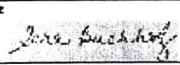
Safety

We have participated in a wide variety of constructions projects in the past and are well aware that construction sites, by their very nature, require the highest standards of safety and security to protect all working personnel, visitors, and the work itself. Accordingly, this is a top priority for Snell Services. We will review all safety procedures and will ensure that all of our employees are familiar with them prior to working on the job site. We will then require all employees to strictly adhere to these procedures throughout all of the construction phases.

Additional training will be given to employees regarding all OSHA safety standards applicable to the project. Job superintendents will monitor all employees to see that these policies are followed to the letter. Unannounced job site visits will be made by office personnel on a periodic basis to observe that these policies are being followed.

On-site safety is administered daily by our project superintendents, with assistance and direction, as required, from our Health & Safety Director. We subscribe to Weekly Safety Meetings for the Construction Industry. This provides us with weekly safety meeting topics for our tool-box safety meetings. We maintain a library of over 50 videos of a multitude of safety topics, and utilize them as situations deem prudent.

Below is a sample **Certificate of Insurance** that would be provided and would be project specific per contract documents.

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 03/06/2025		
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>						
PRODUCER Arnold Insurance Agency 102 Cedar St PO Box 9 Arnold NE 68120			CONTACT NAME: Sara Buchholz PHONE (A/C, Hb, Ext): (308) 848-2215 FAX (A/C, Hb): (308) 848-2291 E-MAIL ADDRESS: sara@arnoldins.com			
INSURED SNELL SERVICES INC. PO Box 629 2220 WEST FRONT ST North Platte NE 68103-0629			INSURER(S) AFFORDING COVERAGE INSURER A: Employers Mutual Casualty Company NAIC # 21415 INSURER B: EMC Property & Casualty 25186 INSURER C: INSURER D: INSURER E: INSURER F:			
COVERAGES		CERTIFICATE NUMBER: CL253602385		REVISION NUMBER:		
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>						
INSUR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED (A/C, Hb, Ext)	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Explosion, Collapse <input checked="" type="checkbox"/> Underground Hazard GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y N	6042837	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO TREATED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY	N N	6042837	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> RETENTION \$ 10,000	N N	6042837	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in RRs) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	6042837	04/01/2025	04/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Installation Floater	N N	6042837	04/01/2025	04/01/2026	Limit 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
CERTIFICATE HOLDER				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 		

ACORD 25 (2016/03)

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Client References



11901 Riverside Blvd. • Norfolk, NE 68701 • 402-371-5363 • fax 402-371-1129

January 18, 2023

To Whom It May Concern,

As Project Manager of Beckenhauer Construction in Norfolk, NE I thoroughly enjoyed working with Snell Services, INC as our subcontractor on multiple projects across the campus of Regional West Medical Center in Scottsbluff for roughly 5 Years (2016-2021). The multiple projects around the hospital campus included Cath Lab Renovation, Cardiology Renovation, Elevator Upgrades, ICU Addition & Central Sterile Renovation, Radiology Clinic Renovation, Pharmacy Renovation, MEP Main Plant Upgrade, Kitchen MEP Upgrade, BICC Negative Pressure Room, and Conference Room Remodel. Since the beginning of the projects, Snell Services was able to provide us with preconstruction assistance putting together bids and reviewing new jobs which provided valuable insight prior to construction. By having a team member like Snell involved on multiple projects, they were able to provide beneficial insight to keep the project on schedule and reduce any mid-project changes. The crews that arrived on site were respectful and adapted to our requirements while working in a hospital setting, ensuring a safe and clean jobsite. Throughout our time working with Snell Services at Scottsbluff and other projects I have come to enjoy working with the Office Staff, Managers, Foreman and Job Teams. It was good to have a subcontractor like Snell on our team who was ready to take on any challenge with us and I have confidence that much of the project's success was because of the Snell Team.

If you need any additional information regarding Snell Services performance, please feel free to call me at 402-649-1340.

Sincerely,

A handwritten signature in black ink, appearing to read 'Noah Thelen', written over a horizontal dashed line.

Noah Thelen

Project Manager

Beckenhauer Construction

Norfolk, NE 68701

402-649-1340