

**COMMONWEALTH OF PENNSYLVANIA  
GUARANTEED ENERGY SAVINGS PROJECT**

**REQUEST FOR PROPOSALS FOR THE  
UNION CITY AREA SCHOOL DISTRICT**

**Date of Issue: 12 / 06 / 2021**

The Union City Area School District,(hereinafter, District) is interested in contracting for a full range of energy services and energy-related capital improvements ("energy conservation measures" or "ECMs") financed through a guaranteed energy savings contract, the district's ESSER grant funds and capital reserve funds to be implemented in the facility(s) identified in Attachment A. The cost of implementing the ECMs shall be financed through a guaranteed energy savings contract in accordance with the requirements of Act 57 of 1998, 62 Pa. C.S. §3751-3757 and Act 77 of 2004, 62 Pa. C.S. §3752-3758 ("Acts 57/77") and Act 39 of 2010. Energy Service Companies (ESCOs) which are interested in being selected for this project are required to submit a formal proposal to the District at the address listed below. The District will select an ESCO based upon the information provided in the Proposals and the District's evaluation of ESCO qualifications.

A **mandatory** pre-proposal meeting will be held at the Union City Area School District office on December 15, 2021, at **3 PM**. A tour of the district's facilities will follow the completion of the meeting. Due to current health restrictions, the meeting may be limited to 1 or 2 persons from each responding ESCO. The district shall advise attendance limits based on the number of ESCOs planning to attend. Let the district know if your firm plans to attend the meeting by contacting Mr. Glenn Shaffer, Facility Manager at (814) 873- 3891 and/or [gshaffer@ucasd.org](mailto:gshaffer@ucasd.org) no later than 12/14/2021.

Proposals should be titled "**General Energy Performance Contracting Services Proposal for the Union City Area School District**". Submit three bound copies and one electronic copy on CD / flash drive of the Proposal to the address listed below.

Proposals shall be submitted in accordance with this Request for Proposals and the specific requirements outlined in Part 4 of the RFP.

Attachment A to this RFP is a Technical Facility Profile(s) which includes information to assist you in determining whether you are interested in being considered for this project.

The Union City Area School District reserves the right to reject any or all submissions and this RFP does not commit the district to award a contract or pay any cost incurred by those submitting.

**Proposals must be received by the issuing District no later than 3 PM on January 19, 2022, at the following address:**

Union City Area School District  
Attn: Mr. Glenn Shaffer  
107 Concord Street  
Union City, PA 16438  
[gshaffer@ucasd.org](mailto:gshaffer@ucasd.org)  
(814) 873-3891

Refer to section 1.13 below for a complete timeline.

## **PART 1. GENERAL INFORMATION**

### **1.1 PROJECT**

The Union City Area School District is interested in contracting for a full range of energy services and energy-related improvements (Energy Conservation Measures or ECMs), financed through a guaranteed energy savings contract, for the Project Site(s). The ECMs may include but are not limited to improvements to HVAC systems, lighting systems, building envelope systems, plumbing systems, water consumption systems, and/or renewable energy systems. Other opportunities may include measures that do not reduce energy consumption but rather result in cost savings such as fuel switching, demand reduction, onsite generation, utility bill auditing, utility rate changes, distribution upgrades, etc. ECMs may also include the training of facility staff with respect to routine maintenance and operation of all improvements. ECMs must result in a guaranteed minimum energy savings with the ESCO payments linked to actual documented energy and cost reductions. Any stipulated energy and/or operational cost savings that may be attributed to this project will be rigorously reviewed and, if agreed to, will be limited to those that can be thoroughly documented and verified by the ESCO and approved by the Union City Area School District.

The contract shall be no longer than twenty (20) years in duration and must comply with applicable statutes, regulations, and procurement laws. The contract must provide that the savings in any year are guaranteed. Any shortfall in savings is the responsibility of the ESCO to reimburse the district.

Note: It is the intention of the District to use ESSERS funds for a portion of any awarded project costs. Therefore any approved project must comply with applicable Uniform Guidance Requirements, Davis-Bacon, prevailing wage requirements, and all applicable regulations regarding construction 34 CFR 76.600 and 75.600 – 75.618

### **1.2 DESCRIPTION OF PROCUREMENT PROCESS**

It is anticipated the process for the procurement of these energy services will proceed as follows:

- A. **SUBMISSION OF WRITTEN PROPOSALS.** ESCOs will be required to conduct a technical assessment of the Project site. The Union City Area School District will review and evaluate proposal submissions in accordance with the evaluation criteria listed below.
- B. **SELECTION OF ESCO.** The Union City Area School District will select the best-qualified ESCO to negotiate a final contract scope, specific financing arrangements and terms, and the project energy and cost savings, as well as special conditions offered by the ESCO.

### **1.3 EVALUATION CRITERIA.**

Evaluation of Proposals. Proposals will be evaluated based on completeness of the information provided. Failure to provide any of the requested information may result in disqualification. The criteria listed below will be used in the evaluation of the written proposals, client references, and responses of the short-listed ESCOs during any final selection interviews, as appropriate. The evaluation criteria are as follow:

A. Experience

- 1) Qualifications and experience of ESCO's personnel with implementing guaranteed energy savings contracts.
- 2) Quality and completeness of documentation of achieved energy savings from previous projects.
- 3) Reliability of equipment performance on past projects.

B. Project Management

- 1) Clear assignment of responsibility for various project tasks to specific individuals
- 2) Ability to effectively manage project construction and complete project on schedule.
- 3) Selection of Subcontractors, and utilization of local / regional subcontractors where applicable.
- 4) Quality of energy savings monitoring, and measurement and verification services on past projects.
- 5) Clarity, organization, and level of detail in written proposal.
- 6) Quality of communication skills of the ESCO's personnel

C. Technical Approach

- 1) Quality of project-specific technical proposal, including comprehensiveness of analysis and understanding of existing building systems and conditions.
- 2) Quality of the proposed ECMs and associated cost and savings estimates.
- 3) Quality of approach to project commissioning.

D. Financial

- 1) Financial soundness and stability of the ESCO.
- 2) Project financials (cost and savings).
- 3) Demonstrated ability to provide or arrange project financing.

E. Measurement & Verification

- 1) Description of method(s) used to confirm guaranteed energy savings.
- 2) Demonstrated experience in past projects.
- 3) Example of annual M&V Report.

1.4 REJECTIONS OF PROPOSAL

The Union City Area School District reserves the right to reject at any time any and all proposals received, or to negotiate separately with any and all competing ESCOs.

1.5 INCURRING COSTS

The Union City Area School District is not liable for any cost or expenses incurred by the ESCOs in the preparation of their written responses or for attendance at any conferences and meetings related to the RFP. Any cost or expense incurred by ESCOs in performing any analyses associated with this RFP shall be borne solely by the ESCO.

1.6 AMENDMENT TO THE RFP

If it becomes necessary to revise any part of the RFP, an amendment will be issued to all proposers who received the basic RFP.

## 1.7 CONFIDENTIALITY

To the extent allowed by law, proposals will be held in confidence by the Union City Area School District.

## 1.8 RESTRICTION OF CONTACT

From the issue date of the RFP until a determination is made regarding the final selection of the Project ESCO, all contacts with district personnel (including Board Members) concerning this RFP must be made through/coordinated through the district's business office. Failure to do so will result in ESCO disqualification.

## 1.9 PROPOSALS

To be considered, proposals must be a complete response to the RFP. Proposals are to be straightforward, concise presentations without extraneous material. Font size may be no smaller than 10 points. The proposal must remain valid for ninety (90) calendar days.

## 1.10 PAYMENT AND PERFORMANCE BONDS

The successful ESCO shall be required to provide payment and performance bonds in the amount of 100% of the total contract value.

## 1.11 PRIME CONTRACTOR ACCOUNTABILITY

The ESCO selected as the project contractor under this RFP will be considered the prime contractor. The ESCO will be required to assume full responsibility for delivery of all services for each facility as specified in the RFP and included in the final contract. Further, the selected ESCO will be the sole point of contact concerning all contractual matters for the duration of the contract term.

## 1.12 SITE VISITS

The Union City Area School District will arrange inspection tours of the building to be audited. Site visits for each of the buildings may be scheduled by contacting Mr. Glenn Shaffer, Facility Manager at [gshaffer@ucasd.org](mailto:gshaffer@ucasd.org), or (814) 873-3891.

## 1.13 PROPOSED PROJECT SCHEDULE

Issue RFP	12/06/2021
Pre-Proposal Meeting	12/15/2021
Schedule site visits	The weeks of 12/20/2021 and 12/27/2021
Receipt of Proposals	01/19/2022
Selection of ESCO	02/10/2022
Comprehensive Project Development	02/11/2022 to 02/25/2022
Final Project Submission	02/28/2022
Project Review with ESCO and Final Approval by	03/03/2022

## **PART 2. SCOPE OF SERVICES – TECHNICAL REQUIREMENTS**

- 2.1 All energy audits (including this RFP response), feasibility studies, engineering, design, plans, and specifications shall be prepared, reviewed, and approved by Professional Engineers licensed in the Commonwealth of Pennsylvania.
- 2.2 The Union City Area School District reserves the right of final approval of any selected equipment or modifications proposed. Only prior reviewed and approved equipment or modifications will be permitted. Review and approval shall be conducted by the district in a timely manner.
- 2.3 The ESCO will be required to work with current building management and maintenance personnel, to coordinate construction and provide appropriate training in the operation of all retrofits. No equipment shall be installed that will require the hiring of additional personnel by the Union City Area School District unless contract negotiations produce explicit exemption of this rule for a specific installation.
- 2.4 ESCO must provide two (2) complete sets of reproducible “as-built” and record drawings of all existing and modified conditions associated with the project, conforming to typical engineering standards. These should include architectural, mechanical, electrical, structural, and control drawings. Operations and Maintenance manuals must be submitted within 30 days of the completed installation.
- 2.5 The ESCO shall be responsible for the proper removal offsite of all packaging materials and all replaced or demolished materials or equipment.
- 2.6 During the Comprehensive Project Development Phase, the selected ESCO shall develop all aspects of a final project for submission to the district by the stated submission date. The Comprehensive Project Development shall include: all final project costs and guaranteed energy / water savings, detailed project scope of work for each measure, project equipment selections, savings calculations, and project implementation timeline.  
The selected ESCO shall also provide at least 2 bids from each of the following trades for implementation of the project scope of work – mechanical / HVAC, electrical, plumbing, and general.

## **PART 3. CONTRACTUAL PROVISIONS**

- 1.1 The contents of the RFP as well as the ESCO’s proposal become part of the final contract.
- 1.2 The Union City Area School District reserves the right of final approval over the scope of work and all end-use conditions. Only prior reviewed and approved equipment and modifications will be permitted by the district.
- 1.3 The ESCO shall demonstrate insurance coverage during the life of the contract public liability and property damage insurance in the amount of \$1,000,000 against claims of damages for bodily injury, including wrongful death, as well as from claims for property damages which may arise from operation under this contract, whether such operations be by the ESCO, or any subcontractor or anyone directly employed on the project. This insurance shall not expire or be canceled without ten (10) days advance written notice to the Union City Area School District. The ESCO shall require sub-contractors not protected under the ESCO’s insurance policies to take out and maintain insurance of the same nature and in the same amounts as required of the ESCO for comprehensive public liability and property damage.

- 1.4 All drawings, reports, and materials prepared by the ESCO in the performance of the contract shall become the property of the Union City Area School District and shall be delivered to them as needed or within thirty (30) days after construction is completed and accepted by the district that the project is fully installed and operating properly.
- 1.5 The ESCO must secure all necessary licenses and permits and comply with all federal, state, and local laws with respect to this project. All work completed under this contract must be in compliance with all applicable building codes and accreditation, certification, and licensing standards. All drawings will be stamped by a Pennsylvania Professional Engineer.
- 1.6 The repayment obligation and term of the financing for this project must be arranged to coincide with the acceptance by the Union City Area School District that the project is fully installed and operating properly.
- 1.7 ESCO's will be required to guarantee energy and cost savings on an annual basis. No credit for the achievement of savings above and beyond the annual guarantee will be credited to satisfy performance guarantees in future years of the contract. Annual reconciliation of the achieved savings will be required.
- 1.8 ESCO's and subcontractors will be required to follow all applicable Federal, State, and local laws, codes, and regulations.

#### **PART 4. ESCO RFP SUBMISSION REQUIREMENTS**

Each respondent is required to fully answer all questions in each category listed below. Provide your responses on 8 ½ " x 11" sheets of paper and number and title each answer to the corresponding category. Font size should be no smaller than 10 points. All pages in your response to this attachment should be numbered sequentially. Respondents must also include a Table of Contents that indicates the section and page numbers corresponding to the information included.

##### **1.1 Project Summary (see attachment A for additional Project Submission requirements)**

Based on your technical site assessment and available information, discuss the site conditions and status of building systems, current operating procedures, and potential cost-effective energy conservation measures (ECMs). Summarize the ECMs required to be included in this project and the scope of services (design, financial, operations, maintenance, training, etc.) offered by your firm for this project including the added value to the Commonwealth of your firm's services. Preliminary ECMs must include description of the measure, estimated implementation costs, and estimated energy savings. ***Final project scope must be within +/- 10% of the preliminary costs and savings estimates.***

##### **1.2 Project Team Members**

Describe the relevant experience, qualifications, and educational background for **ONLY** those **PRIMARY** team members **who will directly be assigned to this project**. Use the following form:

##### **1.2. ESCOs Team Member Qualification Form. (Do not include individual resumes in lieu of this information.)**

Use one form to describe each of the Project Team Members. A sample form follows.

**1.1 ESCOs Team Member Qualification Form**

<b>Personnel Information</b>	
Name of project team member:	
<b>Current Employment</b> Current job title: Job responsibilities: Number of years with ESCO: Primary office location: Job responsibilities:	
<b>Previous Employment</b> Company name: Number of years with firm: Job responsibilities:	
<b>Educational Background</b> Degrees/disciplines: College/university:	
<b>Professional/Technical</b> Professional affiliations: Publications: Technical training: Indicate the total years of relevant energy-related experience for this individual:	
<b>Five Year History of Energy Performance Contracting Project Experience</b>	
List all energy performance contracting projects this individual has been involved with during the past five years including: project location: type of facilities: year implemented: dollar value of installed project costs:	
Describe the specific role and responsibilities this individual had for each listed project.	
Provide a detailed description of the role and responsibilities this individual will have for the duration of this project.	
Describe any other relevant technical experience.	

### **1.3 Organizational Chart**

Submit an organizational chart that clearly identifies the roles and relationships of all key team members.

### **1.4 Project Plan**

Provide a project implementation plan to include key milestone dates.

### **1.5 Project Financing**

Describe your firm's preferred approach to providing or arranging financing for this project. Describe the structure of the financing arrangement including projected interest rate, the responsibilities/liabilities of each party, and any special terms and conditions that may be associated with the financing of this project. Describe how construction will be financed.

### **1.6 Cost of Audit**

Provide a cost proposal for Investment Grade Energy Audit which would be paid by the District if no guaranteed energy savings contract is negotiated.

### **1.7 Project Commissioning**

Describe your approach to project commissioning including procedures and personnel assignments.

### **1.8 Project Training**

Describe your firm's proposed approach to providing technical training for facility personnel. Indicate the proposed number of personnel to be trained and the type and frequency of training to be provided for the duration of the contract. Indicate how your firm will address any turnover of key facility personnel as it relates to project performance.

### **1.9 Project Maintenance**

Describe any major changes in operations or maintenance for this project that your company anticipates. Include a description of the types of maintenance services projected for this project. Address how you would approach the role of district personnel in performing maintenance on new and existing equipment. Discuss the relationship of maintenance services to the savings guarantee, any required duration of the maintenance agreement, and what impact termination of the maintenance prior to the end of the contract term would have on the savings guarantee.

### **1.10 Savings Measurement & Verification**

Please submit an explanation of your proposed Measurement & Verification Plan for the project using the IPMVP (International Performance Measurement & Verification Protocol) standards. Include your proposed M&V plan for each proposed ECM (energy conservation measure) with a brief explanation. It is not necessary to define the four IPMVP options as part of your response.



### **1.11 Sample Contract Documents**

Provide a complete set of sample contract documents that may need to be executed as part of this agreement. These would include the agreement for the Investment Grade Energy Audit and the contract for the implementation of the follow-on guaranteed energy savings project.

### **1.12 Project History And Client Reference Form**

Provide at least 5 (five) and no more than 10 (ten) energy performance contracting projects (client references) **in repayment** by and currently under contract with your firm. Each client reference shall be completed utilizing the following form: **All information requested is required.**

Limit your response to ONLY those projects that have been managed directly by the specific branch, division, office, or any individual in such branch, division, or office that will be specifically assigned to this project. Please put an asterisk by any project references involving buildings similar to the building(s) described in the technical appendices.

Information for each of the Annual Savings listed MUST be completed using the format provided. DO NOT provide energy savings in terms of BTUs or dollars. Data should be given in the form of fuel units that appear in the utility bills.

A sample ESCO Project History and Client Reference Form follows.

**ESCO PROJECT HISTORY AND CLIENT REFERENCE FORM  
(ATTACHMENT A—1.7)  
COMMONWEALTH OF PENNSYLVANIA  
GUARANTEED ENERGY SAVINGS CONTRACT**

<b>Project History</b>	
Project Name and Location	
Type of Facility(s) and Use; Number of Buildings; Total Square Footage	
Number and Types of ECMs. Indicate the method of Measurement and Verification used for each ECM. IPMVP Option letters (A, B, C, and D) should be used.	
Project Dollar Amount (installed project costs)	
Financed Project Cost	
Source of Project Financing	
Construction Start and End Dates	
Guarantee Period Start & End Dates	
Indicate if the project was completed on schedule. If not, please explain.	
Dollar Value of <b>Projected</b> Annual Energy Savings	
Dollar Value of <b>Guaranteed</b> Annual Energy Savings	
Indicate the total percent of stipulated savings.	
Dollar Value and Type of Annual Operational Cost Savings, if applicable (e.g., outside maintenance contracts, material savings, etc.).	
Identify all ESCO personnel associated with this project and their specific role(s) and responsibility(s). Limit the identification of personnel to those who will be assigned to this project.	
Provide current and accurate telephone and fax numbers and email address of the owner(s)' representatives with whom your firm did business on this project. You should ensure that all representatives are familiar with this project.	

**PROJECT HISTORY SAVINGS FORM**

<b>Project Name, Location</b>							
<b>Performance Information</b>							
<b>Annual Savings</b> (List Commodity Savings in Units – not Dollars)	<b>Projected</b>	<b>Guaranteed</b>	<b>Achieved</b>				
			<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Electric Demand (KW)							
Electric Energy (KWH)							
Natural Gas							
Fuel Oil							
Steam							
Water							
Other (Specify)							
Other (Specify)							
Material (\$)							
Maintenance Contracts (\$)							
<b>Total Annual Savings (\$)</b>							
<b>ESCO Notes or Comments</b>							

**1.12 ESCO’s CAPABILITY AND EXPERIENCE PROFILE**

The ESCO’s Capability and Experience Profile Form required to be submitted is provided below:

Identify all personnel assigned to this project with primary responsibilities for each of the technologies listed.

TECHNICAL CAPABILITY—LIST PERSONNEL	Primary roles & responsibilities	Years of experience with specific technology	Years employed with an ESCO	# of EPC projects implemented while in this role	List 5 most recent EPC projects with specific role and responsibility
<b>LIGHTING</b>					
<b>HVAC</b>					
<b>Energy Management Systems</b>					
<b>Steam Heating</b>					
<b>Heat Pumps</b>					
<b>Heat Recovery</b>					
<b>CENTRAL PLANTS</b>					
<b>Central Chiller</b>					
<b>Central Heating</b>					

**ESCO's CAPABILITY AND EXPERIENCE PROFILE (cont'd)**

Identify all personnel assigned to this project with primary responsibilities for each of the services listed.

SERVICE CAPABILITY—LIST PERSONNEL	Primary roles and responsibilities	Years of experience with specific service	Years employed with an ESCO	# of EPC projects implemented while in this role	List 5 most recent EPC projects with specific role and responsibility
<b>PROJECT MANAGEMENT</b>					
<b>ENGINEERING/DESIGN</b>					
<b>CONSTRUCTION MANAGEMENT</b>					
<b>TRAINING</b>					
<b>COMMISSIONING</b>					
<b>MEASUREMENT &amp; VERIFICATION</b>					
<b>O&amp;M SERVICES</b>					

## ATTACHMENT A

### Technical Facility Profile Union City Area School District Union City, PA

#### OVERVIEW.

For the purposes of this RFP, the project scope will be limited to the Elementary School Building, including the district pool / natatorium. The Elementary School is 109,000 sqft. in size and was last renovated in 2000. Essentially all equipment dates to the 2000 renovation. The major energy consuming systems / equipment are as follows:

1. Heating: central hot water / glycol system with multiple pulse boilers providing hot water heat to RTUs, UVs, and convectors. The HW pumps have older VFDs driving the motors.
2. Ventilation / AC: primarily multizone RTUs for classrooms with SZ RTUs for areas such as the gym, library, office, computer lab, etc. The school is mostly air conditioned today.
3. Convectors and radiant panels: require refurbishment and repairs. Generally in working condition today.
4. Lighting: Most interior lighting is T8 fluorescent in troffer fixtures. Exterior lighting was recently upgraded to LED poles and wall pack fixtures.
5. Roof: At / near end of useful life with insulation levels compliant with 2000 energy code standards.
6. Pool / Natatorium: Recently updated Pool Pak conditions the natatorium; however the pool water boiler and heat exchangers are at the end of useful life. There is no pool cover for the pool at this time.
7. Pool locker room showers: shower assemblies need to be replaced with quality low flow units.
8. Restrooms and gym locker rooms: some updates to touchless sinks and fixtures; shower fixtures can leak.
9. Domestic hot water: standard efficiency hot water tanks, circulators, and mixing valves from the 2000 renovation.
10. Plumbing water lines: developing pin-hole leaks sporadically throughout the building.
11. Windows and doors: Wood frame exterior windows are in need of replacement. Natatorium exterior windows are in need of replacement.

#### CURRENT ANNUAL ENERGY USAGE for the Elementary School:

- Electricity (KWH): 1,290,594 KWH @ \$0.09/kwh for energy and delivery
- Natural Gas (CCF): 65,000 ccf @ \$0.60/ccf for energy and delivery
- Water (CCF) 900,000 gal @ \$4.67/1000 gal water; \$4.22/1000 gal sewer

## Measures To Be Included in the RFP Response:

Measures 1 through 8 listed below are required to be included in the RFP response. Additional measures are acceptable and can be listed at the end of the required list. Other possible measures are listed under item #9. The district shall evaluate all measures and determine the final project scope; the final project may or may not include the entire list of measures and is solely up to the district to determine the final project scope.

The planned construction period is the summer of 2022 for most of the work; certain construction items may be able to commence prior to the summer months.

For each listed measure include the following:

- A detailed description of the work proposed to be accomplished by the ESCO. Each measure is to be developed as a stand-alone, turn-key measure that includes work by all trades required to implement the measure. The final project may not include all listed measures and therefore each measure is to stand alone.
- Major equipment selections and supporting product information.
- The cost of the measure including: All construction costs, equipment costs, engineering fees, bond costs, permit fees, markups, and contingencies. The cost submitted for each measure shall be one combined cost that includes all costs noted above. Note that each measure must be costed separately and must be +/- 10% of the final project cost for the measure.

**NOTE: Costs for each measure are to be broken out into Material Costs and Labor / Soft Costs. Total measure cost is to be the sum of the two.**

- Annual energy and / or water savings related to the measure. Submit in terms of energy units and annual cost savings. For the RFP purposes, to not include O&M savings; they may be included at the time of final project development.

Included with each Measure listed below is a brief outline of the work to be provided for the measure. The descriptions are not a detailed scope of work and it is up to the ESCO to provide proposed details in their RFP response.

The Required Measure List is as Follows:

1. Boiler Room Renovations:

Demo of the existing heating boilers, pumps, and related equipment. Installation of new condensing boilers, pumps, and all related equipment for a complete functioning heating system. The boiler capacity must include at least 50% redundancy and a minimum of 3 boilers.

Note: The Current BAS shall be maintained as it was recently upgraded in the school. Contact Mike Burns at U&S Services (716-969-5393) for any needed controls work.

2. HVAC Upgrades:

Replacement of existing RTUs and UVs with new high-efficiency units. Convert existing MZ system into VAV system. New equipment must include dehumidification capabilities. New equipment capacities must be able to handle as a minimum 40% outside air intake from 25F to 80F outside air temperatures.

Note: The Current BAS shall be maintained as it was recently upgraded in the school. Contact Mike Burns at U&S Services (716-969-5393) for any needed controls work.

3. Exterior Windows:

Replacement of all exterior windows (operable / non-operable); replacement of exterior natatorium storefront window systems, and repair window entryways.

4. Pool Hot Water Boiler:

Demo and replace the existing pool boiler and associated heat exchangers, pumps, related equipment.

5. Domestic Hot Water:

Replacement of the existing hot water boilers, circulators, mixing valves; removal of the existing domestic HW tank.

6. Interior Water Lines:

Replace hot and cold main water lines in the building. Include isolating shut-off valves and pipe insulation.

7. Bathrooms, Locker Rooms, Water Fountains:

Update the existing bathrooms and locker rooms with touchless faucets and fixtures. Replace shower fixtures in both the pool and gym locker rooms. Update for ADA compliance where needed; update finishes. Replace existing water fountains with water dispensers.

8. Mansard roofs:

Replace existing mansard roofs and associated framing and closures.

9. Other Measures that may be included:

The following measures may be considered by the district for final project selection.

- Interior Lighting
- Generator and switchgear replacement, wiring improvements
- Pool Cover
- Ceiling tile
- Flooring
- Kitchen cooler / freezer upgrades
- Exhaust fan replacements
- Refurbish / replace convectors, unit heaters, cabinet unit heaters
- Painting of walls



## **ATTACHMENT B**

List of Potential Local Subcontractors:

- Hyer Electric
- NEWCO Electric Company
- Scobell Company, INC
- Webster Plumbing, Heating & A/C LLC