



March 25, 2022

Eric Larson
Union County Education Services
45 Cardinal Drive
Westfield, NJ 07090

Subject: Engineering Services

- Review Existing Equipment and Controls
- Provide condition assessment report with recommendations and timeline

Dear Mr. Larson,

Tri State Light and Energy Inc. (TSLE) is an energy efficiency design-build firm with 40 years experience helping utilities and their customers implement energy efficient solutions. To date we have saved building owners over \$150MM in lifetime utility savings and implemented over 3,000 energy efficiency projects for small-mid size customers, as well as Fortune 500 clients.

We have working experience with various commercial and industrial customer segments including Health care, Hospitality, Data Centers, Commercial Real Estate, Municipalities, Schools, Federal, Pharmaceutical, and other industrial facilities. TSLE is a DPMC classified Engineering firm that provides services including Condition Assessment, Audit, Design, Construction and other engineering services to our public and private clients.

We are pleased to submit our proposal to provide Union County Education Services with an Engineering Review of existing systems and equipment.

Existing Equipment Description:

The Lamberts Mill Academy building at 1571 Lamberts Mill Rd, Westfield, NJ is a special education school managed by Union County Educational Services. The building was flooded in in Fall 2021 and is now undergoing major rehabilitation.

The building has two conventional heating hot water boilers with circulating pumps. These boilers provide hot water to 19-unit ventilators, which provide heating and cooling to the perimeter classrooms.

The building also has 15 rooftop units, which serve various areas throughout the building, including classrooms, cafeteria, gymnasium and other specialty locations.

The building has a outdated building management system from Trane, which previously requires upgrading.



Services:

- Perform a full survey of the facility and collect existing equipment data (i.e. make, model, age, condition and services).
- Provide recommendation for new equipment and their performance specification
 - New Equipment make/model/minimum performance requirements
 - Determine which utility incentive program is best suited for each equipment recommendation.
 - New Phasing plan for Construction
 - Provide Equipment availability and timeline
- Provide a performance specification of Building Management System
 - New BMS specification
 - Provide Sequence of Operation
 - New Phasing Plan for Construction
- Final Report showing recommendations and timeline

Fees:

- Existing Equipment Review and Assessment

Facility

Lamberts Mill Academy \$18,500.00
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Our team will work with you on next steps. Should you require additional information, please contact me directly at (646) 357-6340.

Respectfully submitted,

Tejas Desai PE
General Manager

ATTACHMENT "A"

ASSUMPTIONS

This proposal is based on the following assumptions:

1. All recommendations will be provided as written descriptions only, with their respective performance parameters.
2. No detailed design drawings or specifications will be provided as part of this report. The report will include performance specifications and make/model recommendations.
3. This work will be performed in parallel with some of the insurance-related upgrades.



Authorization to Proceed

The above proposal is acceptable, and the signature below indicates authorization to proceed.

Name

Title

Signature

Date