

Regional School Unit #5

Durham – Freeport – Pownal

Request for Qualifications for Comprehensive Energy Efficiency Improvements

Contact: Glen Reynolds
Director of Facilities
17 West Street
Freeport, ME 04032

NEWSPAPER NOTICE
RSU 05 REQUEST FOR QUALIFICATIONS
ENERGY CONSERVATION PROJECT

Pursuant to Section 15915 of Title 20-A of the Maine Revised Statutes, Regional School Unit No. 5 (RSU 05) is interested in an energy conservation/air quality improvement project. Parties interested in receiving a Request for Qualifications document and submitting a response must notify:

Glen Reynolds
Director of Facilities
17 West Street
Freeport, ME 04032

or email: reynoldsg@rsu5.org

The selected energy services company will be responsible for completion of all aspects of the design and the work of the project in compliance with Section 15915, including guarantees of performance. It is anticipated that the initial project will include, but not limited to, HVAC solutions for our High School, Middle School and Elementary Schools. For more information please, visit rsu5.org.

Qualifications must be submitted no later than October 15 2023.

**REQUEST FOR QUALIFICATIONS
REGIONAL SCHOOL UNIT NO. 5
ENERGY CONSERVATION/AIR QUALITY IMPROVEMENT PROJECT**

QUALIFICATION SUBMISSION DEADLINE: October, 15 2023

Interested Parties shall submit one (1) electronic copy of their qualifications in accordance with this request to:

Glen Reynolds
Director of Facilities
17 West Street
Freeport, ME 04032

Questions regarding submissions should be directed to Jean Skorapa, Superintendent of School, skorapaj@rsu5.org. Or **Glen Reynolds** Director of Facilities, reynoldsg@rsu5.org.

Pursuant to section 15915 of Title 20-A of the Maine Revised Statutes, Regional School Unit No. 5 (the “RSU”) requests qualifications from interested parties for energy conservation and/or combined energy conservation and air quality improvement project(s) at RSU schools and facilities. The selected energy services company will enter into a preliminary agreement acceptable to the RSU for the development of the project(s), and will be responsible under an agreed performance contract for all aspects of the design and the work to complete the selected projects under a single contract. The contract will comply with all aspects of section 15915, including provision of performance guarantees. The selected firm must provide payment and performance bonds in the full amount of the contract. It is anticipated, but not limited to, that the analysis and project will address: Health, safety and compliance issues including roof and roof structural upgrades; improvements to indoor air quality; heat pumps and VRF; heating plants; food service; building envelope; compliance with the Americans with Disabilities Act; hazardous material abatement or removal; renewable energy; LED lighting and applicable controls, building automation controls and other health, safety and compliance issues.

Article I. Qualifications.

Interested Parties (“Contractors”) should submit qualifications in accordance with the following:

- a. Demonstrated expertise and experience in assessment and evaluation of existing lighting systems, heating systems and in recommending heating system upgrades and other energy conservation improvements.
- b. Demonstrated expertise and experience in assessment, engineering, design, installation of central boiler plants, high efficiency boiler room options and alternatives to central plants for heating.

- c. Demonstrated expertise and experience in implementation of programs for school districts to reduce energy consumption and improve indoor air quality.
- d. Demonstrated expertise and experience in HVAC maintenance or ability to qualify the right service contractors for the RSU through a competitive process. Any new equipment that is installed, will require training to the appropriate RSU staff.
- e. Demonstrated expertise and experience with delivering projects under performance contracts subject to section 15915 of Title 20-A of the Maine revised Statutes.
- f. Demonstrated experience with measurement and verification of energy savings determined using the international performance measurement and protocol published by the United States Department of Energy, Office of Scientific and Technical Information and with annual reconciliation of energy savings based on that measurement and verification process.
- g. Letter from surety or other satisfactory evidence of bonding capacity.
- h. Reference(s) of Contractor's prior client(s) for contact by the RSU.
- i. Reference(s) of Contractor's major subcontractor(s) that Contractor proposes to utilize for the project, and demonstrated record of working with such subcontractor(s) on past projects.
- j. Client or professional references for Contractor's key employees that Contractor proposes to utilize for the project, and demonstrated record of those persons working together on past projects.

Please submit any other information that you consider helpful to the School Board in making its decision.

Article II. Scope of Work. The Scope of Work developed and recommended by the selected contractor is subject to modification at the sole discretion of the School Board. It is anticipated, but not limited to: Health, safety and compliance issues including roof and roof structural upgrades; improvements to indoor air quality; heat pumps and VRF; heating plants; food service; building envelope; compliance with the Americans with Disabilities Act; hazardous material abatement or removal; renewable energy; LED lighting and applicable controls, building automation controls and other health, safety and compliance issues.

- a. *Ventilation improvements*
- b. *Building envelope improvements*
- c. *VRF / Heat Pump options*
- d. *Renewable energy options*
- e. *Fuel conversion considerations*

- f. *Upgrade of any other requirements for boiler operation, including but not limited to, boiler controls, electrical and ventilation.*
- g. *Upgrade of refrigeration controls.*
- h. *Monitoring performance of school boiler/heating systems and refrigeration systems.*
- i. *Monitoring energy costs.*
- j. *A written guarantee that total program costs will be offset through existing budgets and/or additional revenues generated by the project.*
- k. *Any other work to satisfy the requirements of section 15915 of Title 20-A of the Maine Revised Statutes.*

The RSU may alter or amend the Scope of Work at its sole discretion prior to executing a contract with the Contractor. Once a contract is executed, the Scope of Work may be amended in accordance with the contract documents.

The contractor selected pursuant to this RFQ may enter into contract(s) with the RSU for one or more energy conservation and related air quality improvement projects or multiple phases of a project to the extent that the total contract costs in the aggregate do not exceed the \$10,000,000 limitation set forth in 20-A M.R.S. § 15915 or any lesser limitation amount that the Legislature may enact in the future.

Article III. Miscellaneous.

The RSU reserves the right to accept or reject any prospective Contractor on the basis of the qualifications submitted in the sole discretion of the RSU's administration and to exercise its judgment in evaluating qualifications. The RSU reserves the right to request additional information from any candidate in sole discretion.

The RSU will interview selected Contractors prior to final selection.

The selection of a Contractor shall not obligate the RSU to enter into a contract. Any contract entered into between the RSU and a selected Contractor shall be in a form entirely satisfactory to the School Board in its sole discretion.

By responding to this Request for Qualifications, Contractors acknowledge that the RSU is a public entity, and any requests or agreements to maintain confidentiality of any proprietary information shall be limited to the extent required by public records and preservation laws.