

**ADVERTISEMENT FOR
REQUEST FOR QUALIFICATIONS
FOR GUARANTEED ENERGY SAVINGS PROJECT**

Notice is hereby given that the Lehigh Area School District will receive sealed qualifications for a guaranteed energy savings contract until **April 24, 2026 2:00PM** local prevailing time electronically via email, to the attention:

Jason Moser, Superintendent
jmoser@lehigh.org

At time of receipt, the qualifications will be acknowledged, but will not be read aloud nor any information disclosed. Qualifications received after the receipt deadline will not be accepted. Qualifications will be held in strict confidence until reviewed and a contractor selected. Upon review of qualifications and award of contract, qualifications will become public knowledge to anyone who submits a request.

Copies of the request for qualifications are attached to this advertisement.

The qualifications will be to save energy and reduce operating costs at selected building(s) in the District. The District proposes to address maintenance, utility uses, and potentially space use in its facilities in the District with the focus on the projects as directed by the District. For the purposes of flexibility for the District, the inclusive building list for this RFQ is:

Lehigh Area School District (Central Office) 1000 Union Street Lehigh, PA 18235	Lehigh Area Elementary Center (Grades Pre-K – 5) Address: 3 Indian Lane Lehigh, PA 18235
Lehigh Area Middle School (Grades 6 – 8) Address: 301 Beaver Run Road Lehigh, PA 18235	Lehigh Area High School (Grades 9 – 12) Address: 1 Indian Lane Lehigh, PA 18235

This project may be combined with other non-energy-related projects to be delivered by other project delivery methods, including hybrid project delivery methods. Responders will need to show that they can coordinate between projects and provide value to the District with this project delivery method. The District will direct the selected ESCo as to the buildings to be investigated; the ESCo may be limited to as few as one facility and narrowed project scopes, as directed by the District.

Qualifications must be submitted in the format required by the request for qualifications, and must comply with all applicable minimum qualifications, laws and regulations. All qualifications submitted are valid for acceptance by the District and may not be withdrawn for a period of ninety (90) days after the actual date of opening thereof.

Subsequent to the District's receipt and review of the qualifications, interviews may be conducted with the responsible offerors who submitted qualifications. The District reserves the right to select for contract negotiations, the responsible offeror whose qualifications are determined to be most advantageous to the District. The request for qualifications may be canceled or any or all qualifications submissions may be rejected, in whole or in part, when the District determines that it is in their best interest to do so.

For all those firms interested in submitting qualifications, attention is directed to the Commonwealth of Pennsylvania's Guaranteed Energy Savings Act (62 Pa. CSA §§3751 et seq.). All proposed energy performance contracts and other financing arrangements proposed must be capable of being implemented under the laws and regulations of the Commonwealth of Pennsylvania.

This project is subject to the Pennsylvania Prevailing Wage Law, approved August 15, 1961 (Act No. 442), as amended, and reference is made to the prevailing minimum wage rates applicable to this project which has been promulgated by the Secretary of Labor and Industry.

This project is not intending to use funding from the American Rescue Plan (ARP) and Elementary and Secondary School Emergency Relief (ESSER) funding sources.

REQUEST FOR QUALIFICATIONS (RFQ) Energy Service Company (ESCO) for a Guaranteed Energy Savings Act (GESA) Project

Issuer: Lehigh Area School District (LASD) 1000 Union St. Lehigh, PA 18235

Date of Issuance: March 24, 2026 **Submission Deadline:** April 24, 2026 2PM EST

1. Introduction

The Lehigh Area School District (the "District") is issuing this Request for Qualifications (RFQ) to solicit proposals from qualified Energy Service Companies (ESCOs). The District intends to select an ESCO to identify, design, implement, and guarantee energy conservation measures (ECMs) and capital improvements on a performance-contracting basis.

This project will be executed in accordance with the Pennsylvania Guaranteed Energy Savings Act (GESA), 62 Pa. C.S. §§ 3751–3758. The selected ESCO will be expected to perform an Investment Grade Audit (IGA) and, upon District approval, enter into a Guaranteed Energy Savings Agreement to implement the recommended improvements.

2. Project Objectives

The District's primary goals for this project include, but are not limited to:

- **Infrastructure Modernization:** Upgrading aging facility equipment (e.g., HVAC, lighting, building envelope, building automation systems) without requiring upfront capital funding.
- **Financial Stewardship:** Utilizing guaranteed energy and operational savings to self-fund facility improvements over the allowable statutory period (up to 20 years).
- **Sustainability & Efficiency:** Reducing the District's carbon footprint, lowering utility consumption, and improving overall building efficiency.
- **Educational Environment:** Enhancing indoor air quality, thermal comfort, and lighting to create a healthier, more productive learning environment for students and staff.

3. Scope of Services

The ESCO's services will be delivered in two primary phases:

- **Phase 1: Investment Grade Audit (IGA) & Project Development:** The selected ESCO will conduct a comprehensive, engineering-grade audit of District facilities. This will result in a detailed report identifying potential ECMs, upfront costs, projected energy/operational savings, and financing options at no cost.

- **Phase 2: Project Implementation & Guarantee:** Upon District approval of the IGA, the ESCo will manage the turn-key design, engineering, procurement, construction, and commissioning of the approved ECMs. Post-construction, the ESCo will provide a written guarantee that the energy and operational savings will meet or exceed the annual costs of the project financing. The ESCo will also provide ongoing measurement and verification (M&V) reporting.

4. Minimum Qualifications

To be considered, responding firms must meet the following minimum criteria:

- Must be a pre-qualified ESCo capable of executing performance contracts under Pennsylvania's GESA legislation.
- Must have a documented history of successfully completing GESA projects for K-12 public school districts in Pennsylvania within the last five (5) years.
- Must possess the financial capacity to provide performance and payment bonds for 100% of the project construction cost.
- Must be able to provide an absolute guarantee of energy and operational savings.

5. Proposal Submission Requirements

Submissions should be concise, clearly organized, and include the following sections:

- **Cover Letter:** A brief statement of interest signed by an authorized representative of the firm.
- **Firm Profile:** General background of the ESCo, including years in business, core competencies, and primary office location servicing Lehigh, PA.
- **Project Team:** Organizational chart and resumes of the specific personnel (Project Manager, Lead Engineer, Construction Manager) who will be assigned to the District's project.
- **K-12 GESA Experience & References:** Provide at least three (3) case studies of similar PA K-12 public school GESA projects. Include project size, scope, guaranteed vs. realized savings, and contact information for the district administrators.
- **Project Approach:** A detailed description of the firm's approach to conducting the IGA, managing construction in an active school environment, and performing Measurement and Verification (M&V).
- **Financial Stability:** Proof of bonding capacity and a brief overview of the firm's financial health.

6. Evaluation Criteria

The District will evaluate proposals based on the following criteria:

1. Experience and success with PA K-12 GESA projects.
2. Qualifications and expertise of the proposed project team.
3. Clarity and methodology of the project approach, including safety protocols for occupied schools.
4. Financial stability and bonding capacity of the firm.
5. Quality of references from other Pennsylvania school districts.

7. Submission Instructions

Respondents must submit 1 physical copies and one (1) digital copy (USB drive) of their proposal in a sealed envelope marked "RFQ for ESCo Services" to:

Jason Moser, Superintendent Lehighton Area School District 1000 Union St. Lehighton, PA 18235 no later than April 24, 2026.

Late submissions will not be accepted. The District reserves the right to reject any or all proposals, waive any informalities, and select the firm that best serves the interests of the Lehighton Area School District.