

Request for Proposals (RFP)

P004-27

The Board of Education for Douglas County School District 0001 (Omaha Public Schools)
Invites Proposals for:

Heat Pump Maintenance Services

TO BE CONSIDERED, SUBMISSIONS MUST BE RECEIVED PRIOR TO THE
SUBMISSION DEADLINE.

LATE SUBMISSIONS WILL NOT BE ACCEPTED.

SUBMIT COMPLETED PROPOSALS TO:
districtops@ops.org

Omaha Public Schools
Subject: District Heat Pump Maintenance Services

Important Proposal Submission Information and Deadlines:

Request for Proposal Title and RFP Number	P004-27 District Heat Pump Maintenance Services
Date of Issuance of RFP	Monday, Oct. 26 2026
Deadline for Submission of Questions	Monday, Nov. 2 2026
Proposal Submission Deadline	Tuesday, Nov. 24 2026

Question Submission Email Box Address	districtopsqa@ops.org
Proposal Submission Email Box Address	districtops@ops.org
Microsoft Teams Meeting Phone Number	1 402-509-3892
Microsoft Team Conference ID for Proposal Opening	170 688 398#
Address for In Person Proposal Opening	3215 Cuming St, Omaha, NE 68131

REQUEST FOR QUALIFICATION – P004-27
District Heat Pump Maintenance Services

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1.0 REQUEST FOR PROPOSALS AND PROJECT OVERVIEW

The Board of Education (“Board”) of Douglas County School District 0001 (Omaha Public Schools) (“District” or “OPS”) is seeking proposals from qualified, experienced, and licensed HVAC service provider or providers (collectively the “Firms” or individually a “Firm”), to support a comprehensive preventive maintenance schedule, diagnostic services, repair services, emergency response, operational support and technical consultation for the approximate 3,086 existing Heat Pumps located throughout the District (the term “Services” is defined in Section 2.1 hereof) (the term “Heat Pump” or “Heat Pumps”, as used herein refers to the Heat Pumps of the District that the selected Firm or Firms have agreed to maintain, and the scope of each Selected Firm’s obligation to maintain such Heat Pumps is set forth in Section 2.0, Service Requirements, of these RFP Documents). The District’s Heat Pump inventory includes equipment of varying ages, capacities, manufacturers, configurations, and physical and operating conditions, located in educational facilities, administrative buildings, support facilities, and other District-owned properties. Each selected Firm shall provide all necessary staffing, transportation, testing equipment, tools, materials, equipment, management, reporting systems, and technical resources necessary to maintain the heat pumps it is to maintain in a safe, reliable, and energy-efficient operating condition throughout the Contract Term. The District will establish a district-wide service and maintenance agreement for the initial school year, which agreement would also provide for consecutive renewal options in favor of the District for the annual renewal of the Contract as determined at the sole discretion of the District. The proposals submitted will be evaluated by the District’s evaluation committee, which will make a recommendation to the Board of Education regarding which Firm or Firms should provide the Services to the District. Once the terms of an Agreement between the District and the successful Firm or Firms are negotiated and agreed upon by the District and the selected Firm or Firms, the Agreement(s) will be presented to the Board of Education for approval. The Board of Education will make the final decision as to which Firm or Firms to award the Contract (as defined in Section 5.1 below).

1.1 PRELIMINARY SCHEDULE

The District has tentatively determined the schedule for selection of the Firm or Firms to provide the Services and required materials as follows:

October 26, 2026	Request for Proposals issued.
November 2, 2026	Deadline for submitting questions by 2:00 p.m. CT.
November 24, 2026	Submissions due by 2:00 p.m. CT.
December 2026	Committee review of all submissions and selection of short-listed firms for further review.
January 2026	Committee review of short-listed Firms.
February 2026	Recommendation of selection to the Board of Education for approval and negotiation of the Agreement(s) with the successful firms.

These schedules are subject to change depending on District needs, as may be determined by the District. Any change will be communicated to each Firm known to the District as a participant in this RFP solicitation.

SERVICES REQUIREMENTS

2.1 GENERAL REQUIREMENTS

The District's Heat Pump inventory includes approximately 3,086 existing Heat Pumps located throughout the District and includes equipment of varying ages, capacities, manufacturers, configurations, and physical and operating conditions which are located in educational facilities, administrative buildings, support facilities, and other District-owned properties. A summary of the current existing Heat Pumps is included as an attachment to this RFP. Each selected Contractor is expected to compile and provide to the District, within ninety (90) days of the Effective Date of the Contract with the Contractor, a master inventory list of the Heat Pumps it has agreed to maintain, and shall continuously maintain such inventory list, all as described in Section 2.2.9 below. As used herein, the term "Contractor" refers to the Firm or Firms selected by the District to maintain the Heat Pumps that each Contractor is selected by the District to maintain. In the event that multiple contractors are selected by the District, use of the term "Contractor" in stating a requirement of the RFP Documents means each Contractor selected by the District, whether one or more than one, and such requirement shall apply to the Heat Pumps that each such Contractor shall have agreed to maintain.

The selected Contractor shall provide all necessary staffing, transportation, testing equipment, tools, labor, materials, equipment, management, reporting systems, and technical resources necessary to maintain the Heat Pumps it is engaged to maintain in a safe, reliable, and energy-efficient operating condition and to make necessary repairs thereto as required by the District throughout the Contract Term (collectively the "Services"). Such Services shall require that the Contractor maintain all covered Heat Pumps in a safe, reliable, and fully operational condition throughout the Contract Term. The Contractor shall be responsible for coordinating work with OPS Facilities Management personnel to minimize disruption to educational operations.

2.2 PROJECT REQUIREMENTS

The Contractor must provide the following Services and office procedures listed below and shall be responsible to provide at all times during the Contract Term qualified staff and procedures that will meet or exceed the following requirements:

- 2.2.1 Ability to implement and maintain regularly scheduled preventive maintenance procedures for all Heat Pumps it has agreed to maintain, as well as a satisfactory proven process for both emergency and non-emergency repair of Heat Pumps and responding to troubleshooting requests.
 - Maintain a schedule of two (2) preventive maintenance visits annually for each Heat Pump in the District planned just prior to seasonal transitions (Winter to Spring and Summer to Fall). This schedule shall be agreed upon by the Contractor and the District on or before the expiration of 30 days after the Effective Date of Contract with the District.
- 2.2.2 Provide sound communication around scheduling, technical oversight, and service quality including an electronic service tracking that provides District Facilities Management staff access to current status updates.
- 2.2.3 Contractor shall be provided with access to the District's Building Management System (BMS), Niagara, to assist with diagnosis remotely on-site. Contractor must guarantee not to change setpoints, airflow rates, or data points which may have unintended consequences on specific or overall building systems. Training on this program will be provided by the District.
- 2.2.4 Provide a service dispatch center that is available during working days and hours (Monday through Friday at 7 a.m. to 5 p.m. Central Time) and maintains a reasonable response time on routine service call requests.

- 2.2.5 Offer emergency response Service that is available 24-hours a day, 7-days a week, 365 days of the calendar year with clearly defined and communicated procedures for requesting such emergency response Services. Must be able to demonstrate an ability to respond to emergency response service requests within 4 hours or less.
- 2.2.6 The District reserves the right to independently assess, verify and /or dispute service reports and repair/replacement proposals prior to Contractor's work taking place. This independent review may include District staff and/or outside third-party contractors.
- 2.2.7 Provide technical support and consultation to OPS Facilities Management personnel including assistance with troubleshooting, Heat Pump performance issues, and recommendations for repair or replacement.
- 2.2.8 Conduct regular Quality Assurance inspections of completed services and repairs.
- 2.2.9 Prepare and continuously maintain and share records including master Heat Pump inventory list as well as facility and location data, and service history for all units. Compile records to maintain a master inventory list that includes Heat Pump model year, installation date, manufacturer name, and the model number of all Heat Pumps it has contracted to maintain and shall also include location data and service history for all such Heat Pumps. Master inventory list shall be maintained in secure, electronic format and shall be updated by Contractor from time to time on a continuous basis during the Contract Term as Heat Pumps are maintained, repaired and replaced or removed. Such master inventory list shall be provided to District and any electronic list maintained by Contractor must be accessible by remote electronic access to designated District Facilities Maintenance staff during the Contract Term. The master inventory list shall become the sole property of District and all digital and hard copies of the list shall be provided to the District upon Contract termination or expiration.
- 2.2.10 Provide service reports to District maintenance staff for all scheduled preventive maintenance, service requests, and repair and replacement work. An Annual Equipment Condition Assessment should be provided for each Heat Pump as well. Reports should include at least the following information for each Heat Pump maintained by the Contractor.
- Unit identification number and location.
 - Date and time of service.
 - Work performed.
 - Deficiencies discovered.
 - Recommended corrective actions.
 - Parts required or replaced.
 - Technician name.
- 2.2.11 The District reserves the right to independently assess, verify and /or dispute service reports and repair/replacement proposals prior to Contractor's work taking place. This independent review may include District staff and/or outside third-party contractors.

2.3 CUSTOMER SUPPORT AND TRAINING

Firm must maintain all service expectations and response times described below during the Contract Term. Support must include but not be limited to the following:

- 2.3.1 Participation in a kick-off meeting with the District's Facilities Management staff to assist in the transition no later than fifteen (15) days after a signed agreement.
- 2.3.2 Provide a dedicated Project Manager to oversee all communications, procedures, and everything pertaining to the relationship between District staff and all Contractor's staff. The Project Manager shall have the authority to act on behalf of the Contractor as to all aspects of the Contract Documents.
- 2.3.3 Provide a dedicated Service Manager to oversee all service staff and ensure quality assurance. Service manager will work with their District contact person to create a schedule for all preventive maintenance visits. All maintenance appointments will be made in advance and arranged between the Service Manager and their District contact.
- 2.3.4 Provide at least two (2) training opportunities for District staff annually. Content should include but not be limited to heat pump operation, troubleshooting, preventive maintenance practices, and recommendations for energy efficiencies.
- 2.3.5 Conduct and participate in quarterly performance reviews with District staff for the full length of the Contract Term.

2.4 TECH SUPPORT AND FIRM CERTIFICATIONS

Contractor, its subcontractors and their respective employees shall at all times during the Contract Term have all of the required and necessary government licenses, certifications, and approvals to perform the work required in this RFP, and must possess all equipment, tools and instruments and all professional and clerical staff to support and manage the maintenance and care for all Heat Pumps in District's inventory that Contractor has agreed to maintain, consisting of varying manufacturers, models, and control systems installed throughout the District including but not limited to the following technical capabilities:

- 2.4.1 Contractor, or its subcontractor shall at all times employ EPA certified technicians who are authorized to handle legacy, current and new emerging refrigerants, experienced in commercial HVAC and heat pump systems, and who can perform diagnostics, testing, maintenance, repair, and replacement of Heat Pump components. All Technicians should maintain compliance with all OSHA, EPA, federal, state, and local regulations, training and licensing.
- 2.4.2 Maintain, and require employees performing maintenance on Heat Pumps to maintain, all required Nebraska contractor's licenses.
- 2.4.3 Provide all equipment, tools, instruments, and software necessary to perform all required services including a computerized maintenance management or service tracking system that will offer real-time status updates on service and maintenance requests and all desired reporting. Maintain an inventory of commonly replaced Heat Pump parts for servicing and repairing the Heat Pumps Contractor has agreed to maintain.

2.5 CONTRACT TERM AND COSTS

- 2.5.1 The initial term of the Contract will be for two (2) years, commencing after Board of Education's approval of the Firm's with the District (the "Initial Term"). At the District's option, the Term of the Contract may be extended for up to two (2) additional consecutive Option Terms of one (1) year each (each Option Term that is exercised by the District is referred to herein as an "Extension Term") for a potential total Contract Term of up to (4) years if both Extension Terms are exercised by the District. The District may exercise each option by written notice to the Firm delivered on or before the expiration of the then existing Initial Term or Extension Term, as applicable (the Initial Term and each Extension Term exercised by the District are collectively referred to herein as the "Contract Term"). The decision whether to extend the Initial Term for one or more of the Extension Terms will be at the sole discretion of the District. The cost of the Services during the entire Contract Term shall include all staffing requested though the entire Contract Term.
- 2.5.2 The cost amounts for the Services (other than the discounted replacement parts cost), as indicated in the Firm's proposal, shall remain fixed for the duration of the Initial Contract Term of two (2) years. The Initial Contract Term shall commence upon the "Effective Date", which is the date the Contract with the successful Firm is approved and executed by the District and Contractor. The cost for each Extension Term, if exercised by the District, shall be the amount set forth in the Firm's Contract with the District based upon the Firm's proposed cost for each of the Extension Terms.
- 2.5.3 The cost of the two Annual Preventive Maintenance Services to be provided by the Contractor shall be stated as a fixed amount per each Preventive Maintenance visit and that cost shall include all labor and materials provided by Contractor to furnish the Preventive Maintenance Services. There shall be no other charge for Preventive Maintenance Services.
- 2.5.4 During a preventive maintenance visit, if the Contractor discovers that any Heat Pump parts need to be replaced, Contractor shall first notify OPS Facilities Management staff with its recommendation for parts replacements. If such replacement is authorized by the District, Contractor shall make reasonable efforts to obtain the parts and make the repairs during the same preventive maintenance visit. The time spent making the repairs and installing the replacement parts shall be charged at the Repair Work hourly rate plus the discounted cost for replacement parts as provided in Exhibit B.
- 2.5.5 In the event that OPS Facilities Management requests that Contractor make a Service Call that is not connected with a Preventive Maintenance visit, Contractor may change the appropriate Service Call Fee to the District Set forth on Exhibit B.
- 2.5.6 All parts provided by Contractor for Heat Pumps shall be sold to the District during the Contract Term at a price that is discounted from "List Price" by the percentage discount indicated on Exhibit B of the Contractor's Proposal. As used in the RFP Documents, the term "List Price" means the publicly published retail price of the Contractor for a Heat Pump repair or replacement part before any price adjustments for discounts, sales, rebates or negotiations.
- 2.5.7 It is the intention of the parties that Contractor will at all times be an independent contractor and not an agent, joint venturer or partner of the District. Nothing in the RFP Documents or in any Agreement between the District and Contractor arising hereunder shall be construed as creating the relationship of employer and employee between the District and Contractor or between the District and any employee or agent (if any) of Contractor. All individuals performing labor for

Contractor in furnishing the Services to the District shall be employees of the Contractor. Contractor shall be responsible for paying any and all taxes related to the compensation paid hereunder or paid from Contractor to his employees or agents (if any), and shall indemnify the District, and its successors and permitted assigns against any taxes, liabilities, penalties, or costs incurred by the District should Contractor fail to do so. The District will not reimburse Contractor for, nor will provide Contractor's employees or agents (if any) with any form of insurance benefits, pension benefits, vacation or holiday benefits, paid leave benefits or any other benefits or expenses whatsoever, all of which are the responsibility of Contractor.

2.6 EXCLUSIONS

The following work is not included in the RFP Documents and will not be included in the scope of the Contract with the District:

- 2.6.1 Any repair work not included in the scope of the work as defined in the RFP Documents, and
- 2.6.2 Complete replacement of a Heat Pump that is: (a) damaged beyond repair; (b) is no longer repairable for any reason; (c) unavailability of parts needed for repair; or (d) the District determines to no longer repair the Heat Pump for any other reason. In the event that the Contractor believes that a Heat Pump should not be repaired, the Contractor shall promptly notify the OPS Facilities Management staff.

3.0 PROPOSAL REQUIREMENTS

3.1 GENERAL

The Firm's proposal shall contain, at a minimum, the following information under the following sections, which must be organized in the order given below. Firms may use the format of their choosing within the sections. Any proposal not containing the required information may be rejected by the District.

3.2 FIRM PROFILE

- 3.2.1 Identification of the Firm, including its legal name, address of its principal office, the principal contact person, telephone and fax number, e-mail address and date the Firm was organized. State whether the Firm is a corporation, limited liability company, partnership or other entity, the state of organization and the date of organization.
- 3.2.2 Size of the Firm and the geographic scope of its operations (i.e., local, regional, national). Provide an organizational chart
- 3.2.3 Identify the person signing the proposal and their relationship to the Firm. If such person lacks legal authority to bind the Firm to a contract, provide a current power of attorney authorizing the proposal. Provide an address, telephone number, facsimile number and e-mail address (if applicable) for the person signing the proposal and for anyone who executed a power of attorney authorizing the proposal.

3.3 MATERIALS AND SERVICES PROPOSED

Please state affirmatively in your proposal that your Firm can provide all of the Services and materials required by this RFP for the Heat Pumps the Firm has proposed to maintain. Please state any reservation or qualification that the Firm may have regarding providing the required Services and materials. Please note that any qualification or reservation by the Firm regarding the required Services and materials may result in disqualification of the proposal.

3.4 MATERIALS INCLUDED IN THE PROPOSAL

Proposals should include examples and samples that support your Firm's submission and acknowledge the requirements listed in Section 2.0 of this document. Proposals shall include but are not limited to the following information:

- 3.4.1 Explanations of standard operating procedures. Include descriptions of current agreements for similar work with similar organizations. Proposals should include Project Management ("PM") workflow descriptions.
- 3.4.2 Samples of work including a PM checklist and PM report.
- 3.4.3 Nebraska contractor license information, proof of insurance and bonding capacity, and information on current certifications, licenses, and EPA refrigerant certifications.
- 3.4.4 Staffing details such as the identification of the Project Manager, Service Manager, staffing levels, and resumes and/or qualifications of key personnel such as the Project Manager and the Service Manager.
- 3.4.5 Description of the Firm's ongoing training programs.
- 3.4.6 Descriptions of service request and dispatch procedures including response times.
- 3.4.7 Description of emergency response procedures including response times.
- 3.4.8 Quality assurance and quality control processes.
- 3.4.9 Sample reports such as service reports, unit evaluations, and monthly reports.
- 3.4.10 Explanation of how your firm can best support services for a K-12 urban district.
- 3.4.11 List all options your Firm provides when English is not the preferred language of the Firm's customer or customers' staff members.

3.5 REFERENCES

Provide the names of at least three different organizations that have utilized the Services included in your proposal in the past five (5) years who can be contacted as references by the District. At least 1 reference should be from a school district or a government entity. Please include the date Services were acquired by the referenced school district, the name of the primary contact, the name of the school district, and the address, telephone number and e-mail address of each reference. A reference page is attached as Exhibit A and should be used to identify the Firm's references. The completed Exhibit A should be submitted as an attachment with the Firm's proposal .

3.6 COST

Firms must provide detailed pricing on the table provided as Exhibit B for the Services and replacement parts outlined in this RFP for the Initial Contract Term and for each one of the optional Extension Terms. Working hours for the service call fee are determined to be Monday through Friday from 7AM to 5PM Central Time, not including District holidays. The pricing for the Initial Term must remain fixed during the entire Initial Term. Pricing must also be provided for each one of the Extension Terms, which pricing will also remain fixed for each Extension Term. Please provide estimated total cost projections for the Services and materials required for the Initial Term and for each Extension Term and state as to each cost projection the components and assumptions that are included in that cost projection. A cost structure should also be included for any additional materials or any additional item(s) required to support the proposal where the Firm will ask for reimbursement of its costs. Prices shall be provided on a per visit basis for preventive maintenance and on an hourly basis for labor costs. Firms shall not mark-up any reimbursement amount for out of pocket costs incurred by the Firm with third-party vendors for which the Firm expects reimbursement from the District.

3.7 ADDITIONAL INFORMATION

Furnish any additional information regarding the Firm or its Materials that the Firm believes would be helpful in evaluating the proposal. This should include profiles of account staff: their experience and/or tenure with the organization, applicable training/licenses and experience with the K-12 education industry. Do not include advertising brochures or other promotional material in the proposal.

3.8 STATEMENT OF UNDERSTANDING

Each Firm must provide in or with its proposal a written statement that it understands the scope and requirements of this Request for Proposals and understands that: (i) if an award is made, the award will be based on compliance with the Request for Proposal requirements and the District's determination of the proposal that will best serve the interests of the District, and (ii) the District reserves the right to reject any or all proposals and any part thereof and to waive any or all technicalities and irregularities.

3.11 SIGNATURE

An authorized individual must sign the proposal for the Firm and must certify that the information in the proposal is true and correct to the best of that person's knowledge and belief. The required signature page format is attached to the RFP. Failure to attach a fully completed and fully executed signature page in the format provided in the RFP Documents will be grounds for rejecting the proposal.

4.0 PROPOSAL SUBMISSION INFORMATION AND GUIDELINES

4.1 GENERAL

As used in this RFP, the term "RFP Documents" includes the Request for Proposals and Project Overview in Section 1.0, Project Requirements in Section 2.0, the Proposal Requirements in Section 3.0, the Proposal Submission Information and Guidelines in Section 4.0, the General Terms and Conditions in Section 5.0, the Proposal Form, the Signature Page, any exhibits or attachments listed on the cover page of this document and any Addendums issued by the District prior to deadline for the submission of Proposals.

Proposals must be prepared and submitted in accordance with the requirements of the RFP Documents, together with all required information and attachments, and must be submitted electronically to the locked email address listed on the cover page. Proposals submitted to any

other email address will be rejected. Each proposal must include all attachments required by the RFP Documents. Any incomplete proposal, or any proposal that does not comply with the RFP Documents, may be rejected by the District. Any proposal received after the deadline for submission of proposals will be rejected. The District shall not be responsible for late receipt of proposals due to delivery delays or other causes. The Firm submitting a proposal shall bear all risk of delivery failure or delay. The time stamp on the District's email shall be the official clock utilized for purposes of determining whether the deadline for proposal submission has been reached.

4.2 PROPOSAL PREPARATION

Firms submitting proposals shall prepare the proposal on the Proposal Form provided in the RFP Documents, provide all information and attachments requested therein, and complete all pertinent blanks on the Proposal Form. Failure to do so shall be grounds for rejecting the proposal. Proposals should be prepared simply, providing straightforward, clear, concise, and complete responses to all information requested. Firms must acknowledge on their Proposal Form receipt of all RFP addenda issued by the District. If this document allows for a Firm to submit a proposal to provide Services or Materials for part, but not all, of the RFP, the proposal must indicate clearly and specifically the portions of the scope of Services the Firm is proposing to provide.

The information requested in Section 3.0 of the RFP Documents should be inserted into the Proposal Form in the area indicated, using additional sheets if necessary. Responses should be provided for all information requested and should be presented in the same order as the information is requested in Section 3.0 to assist the District in its review of the proposal. Only the information requested should be included.

4.3 PROPOSAL SUBMISSION

To be considered, one (1) copy of each proposal must be prepared in compliance with the requirements of the RFP Documents and submitted electronically in a pdf format to the locked email address designated as the proposal submission box on the cover page no later than 2:00 p.m. CT on the proposal deadline listed on the cover page. All electronically submitted proposals must comply with the following requirements:

- 4.3.1 The proposal Signature Page must be completed and signed by an authorized representative of the Firm using the Signature Page form provided in the RFP Documents and must be submitted in a pdf format with the Proposal. Please do not alter, modify, or revise the Signature Page.
- 4.3.2 The completed proposal must be attached to and submitted with a transmittal email that contains the RFP Title and in the subject line of the email message.
- 4.3.3 The proposal must contain all information requested in Section 3.0 of this RFP.
- 4.3.4 The proposal must contain all of the completed attachments, as required by this RFP.

Telephone, hard copy, and facsimile proposals may not be submitted and will not be considered. The District will not accept links to shared files in any proposal. The time stamp on the District's email will be the official clock utilized to determine the time for the close of submissions.

4.4 PROPOSAL QUESTIONS

Any questions or requests for interpretation of this RFP and the RFP Documents must be submitted in writing and shall be submitted by e-mail to the question submission email box by 2:00 p.m. CT on the date designated on the cover page as the deadline for submission of questions. Answers to questions will be provided to all Firms known to District to have requested the RFP Documents, without indicating which Firm submitted the question.

The District has established the following communications requirements to ensure a fair and equitable process for all potential respondents. The email address listed on the cover page for submission of questions is the sole authorized channel through which questions regarding this RFP may be submitted and answered. Questions submitted in any other form, including by hard copy, facsimile, or telephone, or submitted to any email address other than the one indicated on the cover page, will not be answered by the District. Any attempt to communicate with or contact any Board Member, employee, or consultant of the District regarding any aspect of this RFP prior to the deadline for submission of proposals may result in the disqualification of the Firm.

4.5 WITHDRAWAL OF PROPOSALS

Prior to the opening of proposals, any Firm submitting a proposal may withdraw its proposal by sending an email notification to the Proposal Submission Email Box listed on the cover page, which must be received by the District prior to the time specified for the close of proposal submissions. The subject line of any withdrawal email must reference the RFP Title and Number and be prefaced with "Withdrawal of Proposal P012-26." A hard copy, facsimile, telephone, or oral withdrawal request will not be honored. An email proposal addendum or proposal modification submitted in lieu of a withdrawal is not acceptable and will be rejected. Properly withdrawn proposals may be re-submitted up to the time for the close of proposal submissions, in the same manner as required for submitting initial proposals. After the opening of proposals, all proposals shall remain open and subject to acceptance by the District for ninety (90) days and may not be withdrawn or modified prior to the expiration of such ninety (90)-day period.

4.6 OPENING OF PROPOSALS

Proposals will be opened and read publicly at the Teacher Administrative Center, 3215 Cuming Street, Omaha, Nebraska 68131, immediately following the proposal submission deadline stated on the cover page. Firms submitting proposals may attend the opening in person or join the opening remotely by accessing the Microsoft Teams meeting at 1-402-509-3892 within the United States. The Phone Conference ID is listed on the cover page. If attending in person, Firms should arrive at the security desk at least fifteen (15) minutes prior to the 2:00 p.m. CT deadline.

4.7 PROPOSAL TABULATION

Attendees at the public reading of proposals may take notes. Alternatively, a personal inspection of the proposals may be made after an award has been made and the documents have been placed in the District's central files. In lieu of a personal inspection, the tabulation sheet for an awarded proposal may be obtained by request through the Purchasing Division of the District. The request for the tabulation sheet must be emailed to bidtabs@ops.org and must include the proposal number in the email subject line.

4.8 SELECTION CRITERIA

The evaluation committee will review and evaluate all compliant and properly submitted proposals, assessing the qualifications and abilities of each Firm submitting a proposal, based on the criteria identified below and such other additional criteria as the District, in its discretion, believes to be relevant to the evaluation of proposals. The committee's recommendations to the Board of Education will be based upon the evaluation committee's determination of which Firm will best perform the Services required, assure proper and timely completion of the work required, and provide the best value to the District. If specified in the RFP document, the District may choose to select one Firm or more than one Firm. If one Firm is selected, it will be responsible for performance of all work. If more than one Firm is selected, the responsibility of each selected Firm will be determined by the District. The evaluation criteria to be considered include, but are not limited to, the following:

- 4.8.1 Compliance with RFP requirements.
- 4.8.2 Contents and the comprehensiveness and responsiveness of the proposal.
- 4.8.3 Financial resources to provide the Materials, and/or related services.
- 4.8.4 Ability of the Firm or Firms to perform all of the required Services.
- 4.8.5 Character, integrity, reputation, judgment, experience and efficiency of the Firm and the Firm's personnel, if any, that would be assigned to a supporting role in the project.
- 4.8.6 Quality of the performance of the Firm's previous Services furnished for the District and for other entities.
- 4.8.7 Ability of the Firm to provide the Services and meet deliveries or deadlines within the time required by this RFP.
- 4.8.8 The potential cost to the District of the materials and/or services to be provided based on prices stated in the Firm's proposal.
- 4.8.9 Information from References.
- 4.8.10 The results of reviews, demonstrations, and interviews, if conducted.
- 4.8.11 Any other criteria considered in the best interest of the District.

The evaluation committee may also consider such other and additional criteria as it determines in its discretion to be relevant to the evaluation of the proposals.

4.9 REVIEW OF PROPOSALS

All proposals received will be reviewed by an evaluation committee consisting of District staff and appointed individuals who will make recommendations to the Board of Education of the District as to which Firm or Firms submitting proposals should be approved to provide the requirement of this RFP. The evaluation committee may invite Firms to in-person or remote interviews or virtual demonstrations to clarify proposal submissions as a part of the evaluation process. Any costs incurred by a Firm associated with interviewing or demonstrating their submission will be the responsibility of the Firm incurring such costs to pay and will not be reimbursed by the District.

4.10 FINAL PROPOSAL EVALUATION

Following the completion of the District's review of the proposals, the evaluation committee will evaluate the results of the proposal review, together with other information the committee has obtained from references and from interviews and demonstrations of Services, if conducted. Based on the evaluation criteria set forth in Section 4.8 above and such other additional criteria and any other information as the District believes in its discretion to be relevant to the evaluation, the evaluation committee will determine the Firm or Firms that it will recommend to the Board of Education to furnish the Services referred to in the RFP Documents that should be provided for District use. The District reserves the right to reject any or all proposals or any part thereof and to waive any or all technicalities and irregularities and award the proposal based on its determination of the best interests of the District. The District will negotiate a contract(s) for furnishing of the materials and/or services with the selected Firm or Firms, which negotiation will include the cost of the materials and/or services to the District. If the District and any of the selected Firm or Firms cannot successfully negotiate a contract, the selection of that Firm or Firms will be withdrawn, and the District shall undertake negotiations for a Contract with another Firm of the District's choosing. The Contract or Contracts, when negotiated, will be presented to the Board of Education for approval. The District's Board of Education must approve all contracts of \$50,000.00 or more.

4.11 COLLUSIVE ACTIONS

The Firm's signature on the proposal is the Firm's guarantee that the Firm's proposal and the contents thereof have been arrived at without collusion with other eligible Firms and without any effort to preclude the District from obtaining the Services specified in the RFP Documents at the lowest competitive rate.

4.12 COST INCURRED IN RESPONDING

The District will not pay any costs or expenses incurred by any Firm in the preparation and submission of proposals, in conducting any studies necessary for the preparation thereof, in procuring or contracting for services in connection with a proposal, or in attending any pre-proposal meeting, post-submission interview, or post-submission demonstration.

5.0 GENERAL TERMS AND CONDITIONS

5.1 GENERAL

The Contract between the District and the Contractor will incorporate by reference the complete RFP Documents (as defined in Section 4.1 hereof), and also the agreed upon portions of the selected Firm's proposal and Firm's proposal attachments that are acceptable to the District. These RFP Documents, together with the Agreement executed by the District and the Contractor, shall all together constitute the "Contract" between the District and the Contractor. In the event of a conflict between any portion of the Contractor's proposal or proposal attachments and the remainder of the Contract, including the RFP Documents, the remainder of the Contract shall control.

5.2 CIVIL RIGHTS

The Contractor will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352), as amended by the Equal Opportunity Act of 1972, all requirements imposed by or pursuant to the Regulations of the Department of Education (34 C.F.R. Part 100) issued pursuant to that title, the Pregnancy Discrimination Act of 1978, Federal Executive Order 11246, the Federal Rehabilitation Act of 1973,

as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education amendments of 1972, the Age Act of 1972, the Americans With Disabilities Act of 1990, the Genetic Information Nondiscrimination Act of 2008, and the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. §48-1122. The Contractor agrees no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which District receives federal financial assistance from the Department; and hereby gives assurance that the Contractor will immediately take any measures necessary to effectuate the Contract. The Contractor further agrees to comply with all applicable requirements of state and local laws, ordinances, and regulations regarding nondiscrimination in employment. The Contractor agrees not to discriminate in its employment practices and will render services under the Contract without regard to race, color, national origin, religion, sex (including pregnancy), marital status, sexual orientation, disability, age, genetic information, gender identity, gender expression, citizenship status, veteran status, political affiliation, or economic status. Any act of discrimination committed by Contractor or failure to comply with these statutory obligations when applicable shall be a default under the Contract with the Contractor.

5.3 CONTRACTOR'S REPRESENTATION

In submitting its proposal, the Contractor represents that it has read and understands the RFP Documents, that its proposal is submitted in accordance therewith, and that the Contractor is familiar with the local conditions that may affect the proposal and performance required by the RFP Documents.

5.4 FINANCIAL RESPONSIBILITY

The District reserves the right, during the evaluation process, to request a current financial statement as evidence of the Contractor's financial stability. Any financial statement so provided shall include a statement indicating whether it was prepared internally or by an outside accounting firm and whether it has been audited. Any internally prepared financial statement shall be certified as accurate in all material respects by an officer or authorized employee of the Contractor.

5.5 WORKER VERIFICATION

The Contractor contracting with the District shall be required to register with and utilize an electronic verification system or program, whether the work authorization program of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, now known as the "E-Verify Program" or an equivalent federal program designated by the Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee pursuant to the Immigration Reform and Control Act of 1986. The Contractor shall contractually require all subcontractor(s) performing work under the Contract to also register and utilize such electronic verification system. The Contractor and all of such Contractor's subcontractor(s) shall use such electronic verification system to determine the work eligibility status of each new employee physically performing any services within the State of Nebraska under the contract. Any person whom the electronic verification system determines is ineligible or not authorized to work in the United States shall not be permitted by the Contractor or any subcontractor to perform services in Nebraska under the Contract. The Contractor shall provide such reasonable documentation as the District may request from time to time during the performance of the Contract and for 5 years thereafter documenting compliance with the provisions of this Section. Failure to comply with the provisions of this Section shall constitute a default under the Contract.

5.6 INSURANCE REQUIREMENTS

The Contractor will maintain, at all times while under the Contract, workers compensation insurance for all of its employees as required by law, and shall also be required to maintain the following insurance coverages:

Workers Compensation/Employer's Liability

\$500,000 per accident

\$500,000 disease, policy limit

\$500,000 disease, each employee

Statutory Coverage for the State of Nebraska or where the project is located

Waiver of Subrogation in favor of The District

Commercial General Liability

Bodily injury and property damage liability:

\$1,000,000 for both bodily injury and property damage

Coverage shall include completed operations, broad form property damage, and personal injury and advertising liability coverage.

The District shall be named as an additional insured on a Primary and Non-Contributory Basis including Completed Operations.

Policy Aggregates apply on a per Project basis.

Waiver of Subrogation in favor of The District

Automobile Liability Insurance

Bodily injury and property damage liability:

\$1,000,000 combined single limit

Excess Liability

\$2,000,000 limit of liability

The District shall be named as an additional insured on a primary and non-contributory basis.

Waiver of Subrogation in favor of The District

The foregoing insurance can be provided by any combination of base and excess liability coverages and shall be primary and non-contributory. Liability coverages must be on an occurrence basis. The policies shall be endorsed to provide that the District shall receive at least 30 days' prior notice of any non-renewal, cancellation, or coverage amounts. The Firm will provide certificates to the District evidencing such coverages.

In addition to the above coverages, the Firm will maintain the following additional coverages:

Fidelity/Crime Insurance – The Firm will maintain 3rd Party Fidelity/Crime insurance covering loss as the result of any fraudulent or dishonest acts committed by the Firm's employees, agents, acting alone or in collusion with others, with limits of not less than \$100,000 per occurrence and in the aggregate. Such insurance must provide coverage for third party property in the care, custody, or control of the Firm.

5.7 PUBLIC BENEFIT

For purposes of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, if the Contractor is a sole proprietorship or a general partnership, the Contractor represents to the District that the sole proprietor or each general partner, as applicable, are citizens of the United States or that are qualified aliens under the federal Immigration and Nationality Act. Any qualified alien must provide

to the District that person's immigration status, alien number and a copy of their USCIS documentation upon request by the District.

5.8 FEDERAL TAXES

Where Federal statutes exempt the District from the payment of excise or manufacturer's taxes on the services, materials or equipment, the Contractor shall exclude the amount of any applicable Federal excise or manufacturer's taxes from its proposal. The District will furnish the Contractor, on request, the necessary exemption certificates to aid the Contractor in the recovery of any such taxes paid.

5.9 STATE AND CITY TAXES

The District, as a political subdivision, is exempt from the payment of Nebraska State and city sales and use taxes, and no such taxes should be included in any amounts to be paid by the District under the Contract. The District's tax exemption number is 5-0597767.

5.10 TARIFFS, DUTIES, ROYALTIES, AND LICENSE FEES

All applicable tariffs, duties, royalties, and license fees pertaining to the materials and/or services purchased including penalties and interest, paid or incurred by the Contractor shall be paid by the Contractor and shall not be included in any payments by the District.

5.11 PERFORMANCE OF CONTRACT

The Contractor shall perform all of its duties hereunder in a good and professional manner and in accordance with accepted sound business practices.

5.12 EMPLOYEE CONDUCT

Contractor shall always enforce strict discipline and good order among its employees and shall not employ on the school site any unfit person or anyone not skilled in the work assigned. Contractor shall take reasonable measures so that any Services provided during school hours does not result in unnecessary noise or disturbance to the school environment. Offensive behavior, the use of loud, vulgar, or profane language or the wearing of clothing which depicts vulgar or profane images or words is prohibited anywhere on OPS property and Contractor will be required to exclude offenders from OPS property. Contractor shall take all reasonable measures necessary to avoid any unauthorized contact between employees of Contractor and any students of OPS at the school site. The District strictly prohibits the illegal use of drugs, alcohol consumption, and the possession of permitted and/or non-permitted firearms within the boundaries of District property. There shall be no smoking or use of any tobacco or vaping products on/or within the property limits of District property. These regulations shall be enforced by the Contractor. OPS reserves the right to request the removal of any employee of Contractor for any violation of the above standards.

5.13 ASSIGNMENT AND BINDING EFFECT

The Contractor shall not assign the Contract, or any part thereof, to any other person or entity without the prior written approval of the District, which the District may withhold in its sole discretion. For purposes of this Section, the following shall each be deemed an assignment of the Contract requiring the District's prior written approval: (a) transfers aggregating fifty percent (50%) or more of the capital or voting stock of the Contractor, if the Contractor is a nonpublic corporation; (b)

transfers aggregating fifty percent (50%) or more of the Contractor's partnership interest, if the Contractor is a partnership; or (c) transfers aggregating fifty percent (50%) or more of the other ownership interests of the Contractor, if the Contractor is a limited liability company or other legal entity. Any assignment or deemed assignment of the Contract without the prior written approval of the District shall constitute a default under the Contract. The Contract shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns; provided, however, that no assignment or deemed assignment shall relieve the Contractor of any of its obligations under the Contract.

5.14 PUBLIC RECORDS

As a Nebraska political subdivision, OPS is subject to the requirements of the Nebraska public records laws (Neb. Rev. Stat. §§ 84-712 to 84-712.09), which allows members of the public to have access to any information or records, regardless of physical form, of or belonging to a Nebraska political subdivision, such as OPS. As defined by Nebraska law, examples of public records subject to disclosure during an RFP procedure will include the RFP Documents, the Contractor's proposal and any other document submitted by the Contractor to OPS, the Contractor's questions and OPS responses thereto, any agreement between OPS and the successful Contractor, any purchase order issued to the successful Contractor by the District, or any other public record in the possession of OPS regarding this RFP and the contracting process, whether created before or after the RFP Documents were issued by OPS and whether created by OPS, a participating Contractor, or any other third party. These public records will be open to public inspection and copying unless exempted from disclosure in accordance with the OPS's interpretation and application of applicable law. Documents exempt from disclosure under the Nebraska public records laws are enumerated at Neb. Rev. Stat. §84-712.05. It shall be the sole responsibility of the Contractor (a) to notify , as soon as practicable, of any requested redactions to any such information or records provided by the Contractor to OPS that may otherwise be required to be open to public inspection and copying, and (b) to indicate the legal basis for such requested redactions. In addition, the Contractor agrees to defend OPS in any legal challenge to such requested redactions at the Contractor's own expense. The failure of the Contractor to request redactions to any information or records released by OPS shall constitute a complete waiver of any and all claims for damages caused by any such release. Any attempt by the Contractor to request a redaction or otherwise claim confidentiality as to any public record in the possession of OPS shall be ineffective and shall not, by itself, be binding upon the District unless the District has independently determined that the document, or portion thereof, that is the subject of the Contractor's request is entitled to be withheld from public inspection and copying, or unless the District is ordered by a court of competent jurisdiction to permit public inspection and copying of such document.

5.15 DEFAULT AND REMEDIES

In the event that the Contractor: (i) breaches or violates any of the terms and conditions of the Contract; (ii) fails to perform any duty or obligation thereunder; or (iii) is adjudged bankrupt, makes a general assignment for the benefit of creditors, or has a receiver appointed to take over the Contractor's affairs; and provided that any of the foregoing defaults are not cured by the Contractor, to the sole and complete satisfaction of the District, within seven (7) days' written notice to the Contractor, the District may take any or all of the following actions, in addition to such other remedies as are allowed by law:

- Suspension – The District may suspend its payments under the Contract without terminating the Contract and withhold any further payment pending corrective action by the Contractor, without penalty to the District.

- Termination – The District may terminate the Contract at any time by notice to the Contractor, which termination shall take effect on the date specified in such notice. Upon such termination, the District may obtain the materials and/or services from a different contractor. In the event of such termination, the Contractor shall not be entitled to any further payments under the Contract. If the remaining unpaid amount under the Contract is insufficient to cover the cost of completing performance of the contract obligations by a substitute Firm, the Contractor shall pay to the District, in addition to all other damages suffered by the District due to such default, the difference between the cost of providing the or Services by the substitute Firm and the remaining unpaid balance under the Contract.

The remedies set forth in this Section are in addition to any other rights and remedies that the District may have as a result of such default, including the right to recover damages.

5.16 TERMINATION WITHOUT CAUSE

The District may terminate the Contract with the Contractor without cause at any time prior to the completion of the Contract Term, without penalty, by providing sixty (60) days' prior written notice to the Contractor. In the event of such termination, the District shall pay to the Contractor the amount owed for the materials and/or services furnished to the District by the Contractor through the effective date of such termination, and upon such payment the District shall be relieved of any further obligation hereunder.

5.17 INDEMNIFICATION

The Contractor, on behalf of itself and its successors and assigns, hereby agrees to indemnify, defend, and hold harmless the District and its Board members, officers, agents, and employees from and against all losses, damages, claims, liabilities, judgments, costs, and expenses (including reasonable attorneys' fees and expenses) arising out of or in connection with: (i) any negligent act or omission, or intentional misconduct, of the Contractor or the Contractor's agents, employees, or contractors; (ii) any default, breach, violation, or non-performance of the Contract; or (iii) any injury to persons or property, or loss of life, caused by any negligent or intentional act or omission of the Contractor or of the Contractor's agents, employees, or contractors; provided, however, that the foregoing indemnification shall not apply to the extent that any such losses, damages, claims, liabilities, judgments, costs, or expenses are caused solely by the negligent or intentional act or omission of the District or its employees, agents, or contractors.

5.18 COMPLIANCE WITH LAWS

The Contractor in performance of the Contract will comply with all applicable Federal, State and local laws, ordinances, regulations and codes.

5.19 INVALIDITY

If any one or more of the provisions contained in the Contract shall be declared or determined to be invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein shall not in any way be affected, impaired, or invalidated thereby and shall remain in full force and effect; provided, however, that if the effect of such invalidity, illegality, or unenforceability materially alters the purposes of the Contract, the parties shall negotiate in good faith to amend the Contract to give effect to the original intent of the parties to the extent permitted by applicable law.

5.20 RECORDS

The Contractor shall retain District records for a period of not less than seven years after they are audited by the District's external auditors without additional cost to the District. The record retention obligation shall survive the expiration or termination of the Contract.

5.21 GOVERNING LAW AND FORUM SELECTION CLAUSE

The laws of the State of Nebraska shall govern the interpretation and performance of the Contract, without regard to its conflicts of laws principles. Any action concerning any provision of the Contract or its formation must be brought in the state or federal courts located in Douglas County, Nebraska. By submitting a proposal in response to this RFP and/or entering into any agreement with the District, the Contractor agrees that it submits to the personal jurisdiction of the state and federal courts located in Douglas County, Nebraska.

5.22 NO WAIVER

The failure of District or the Contractor to insist in any one or more instances upon performance of any terms or conditions of the Contract shall not be construed as a waiver of future performance of any such term, covenant, or condition, and the obligations of such party with respect thereto shall continue in full force and effect.

5.23 ENTIRE CONTRACT

The Contract, together with the RFP Documents incorporated therein and any attachments and any exhibits or schedules thereto, constitutes the entire Contract between the parties as to the subject matter hereof, and replaces any prior written and oral statements and understandings.

5.24 SECURITY WARRANTY

The Contractor represents and warrants that it has, and shall maintain while the Contract is in effect, reasonable and appropriate administrative, technical, and physical safeguards protecting the confidentiality, integrity, and availability of the services and the District's data that is processed through the services. The Contractor shall also maintain all District data in accordance with the Family Educational Rights and Privacy Act ("FERPA"), 20 U.S.C. §1232g(a)(4)(A)(ii), 1232g(b)(1) and applicable Nebraska law.

PROPOSAL

P004-27 District Heat Pump Maintenance Services

Proposal of _____, a ☐ corporation organized and existing under the laws of the State of _____; a ☐ limited liability company organized and existing under the laws of the State of _____; a ☐ partnership, organized and existing under the laws of the State of _____; or an ☐ individual (check appropriate box).

TO: Omaha Public Schools locked email box: districtops@ops.org

All proposals must be submitted electronically to the locked email box listed above. All electronically submitted proposals must comply with the following requirements:

The RFP Documents convey the general style, type, character, and quality of the Services and materials desired. The undersigned acknowledges that the District will determine in its discretion which Services and materials are the best for the District. The Contractor is responsible to clearly and specifically indicate the Services and materials being offered and to provide sufficient descriptive information, literature, pictures, and technical detail to enable the District to determine if the Services and materials offered meet the requirements of the RFP Documents. Failure to furnish adequate information for evaluation purposes may result in declaring a proposal non-responsive.

[INSERT PROPOSAL CONTENT HERE]

Attachments:

1. Completed Exhibit A
2. Completed Exhibit B

SIGNATURE PAGE

P004-27

The undersigned certifies that the Firm submitting the proposal understands: 1) the requirements of the proposal; 2) an award of the proposal by the District, if made, will be based on compliance with the RFP Document requirements and the District's determination of which proposal will best serve the interests of the District; and 3) that the proposal award will not be solely based on pricing. The undersigned further certifies that the Firm is capable of performing the specified services meeting the needs and requirements of the District, that it understands the scope of the work required by the RFP Documents and that other factors specified in the RFP Documents, in addition to the cost of Services, will be considered in determining the successful proposal, if any. The undersigned further acknowledges that once the proposal is opened, it shall remain open and subject to acceptance by the District for ninety (90) days and may not be withdrawn or modified prior to the expiration of such ninety (90) day period. The undersigned further acknowledges that the District reserves the right to reject any or all proposals and any part thereof and to waive any or all technicalities and irregularities.

The undersigned certifies that the information in the foregoing proposal is submitted in accordance with the P004-27 District Heat Pump Maintenance Services RFP and is true and correct to the best of the undersigned's knowledge and belief.

COMPANY NAME: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE: _____ FAX: _____

E-MAIL: _____

SIGNATURE: _____

Proposals must be signed to be valid.

PRINTED NAME: _____

TITLE: _____

DATE: _____

Proposal, with all required attachments, shall be emailed to the designated lockbox clearly labeled with:

Proposal P004-27– District Heat Pump Maintenance Services

Delivered to: districtops@ops.org by 2:00 PM (CT), Tuesday, Nov. 24, 2026

Acknowledge receipt of the following Addenda:

No. _____ Date _____

No. _____ Date _____

No. _____ Date _____

Exhibit A

References

1. Name of District: _____
Contact Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ E-mail: _____
Size of school district: _____/students Date Services implemented: _____

2. Name of District: _____
Contact Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ E-mail: _____
Size of school district: _____/students Date Services implemented: _____

3. Name of District: _____
Contact Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ E-mail: _____
Size of school district: _____/students Date Services implemented: _____

Exhibit B
Heat Pump Service Agreement Proposed Cost Table

Semi-Annual Preventive Maintenance Visits*	Year 1 and 2 per visit	Year 3 per visit	Year 4 per visit
Semi-Annual Preventative Maintenance* and Efficiency Analysis Visit for District Heat Pumps serviced by Contractor			

*Two (2) visits for each Heat Pump per year. Per-Heat Pump total cost of semi-annual preventive maintenance visit and work, exclusive of any repair work or parts replacement.

Service Visit Fees each visit	Year 1 and 2 per visit	Year 3 per visit	Year 4 per visit
Service Call Fee (working hours**)			
Emergency Service Call Fee (outside working hours**)			
Weekend Service Call Fee			
Holiday Service Call Fee			

**- Mon. through Fri., 7 AM to 5PM Central Time, excluding District holidays

Repair Work hourly rate and Parts Replacement cost	Years 1&2	Year 3	Year 4
Repair work (hourly labor rate)			
Parts (% discount off list price***)			

***See Section 2.5.6 of the RFP Documents for the definition of "list price"