



REQUESTS FOR BIDS

A **MANDATORY** location viewing meeting will take place at the Village of Oswego Police Department, 3525 US Rt34, on **Friday December 5, 2014 at 9a.m.** All interested vendors should meet at the Police Department as this will be the only time allowed to view the project area prior to the deadline to submit a bid. Only those who attend the mandatory meeting will be eligible to submit a project bid. All others will be discarded. For further questions, contact the Police Department at 630-551-7300.

LEGAL NOTICE
INVITATION TO BID
REPLACEMENT OF HVAC SYSTEM

Sealed bids for the removal and replacement of the existing HVAC System at the Oswego Police Department to be completed by April 24, 2015 must be mailed or hand-delivered to the address listed below by 11:00 a.m. on Monday December 22, 2014. Bids will be publically opened and read aloud at the above stated time and place. Proposals not physically received by the Village by 11:00 a.m. on Monday December 22, 2014 will be returned, unopened to the firm. All proposals should be addressed to:

Village of Oswego
Re: (**Vendor Name**)
Proposal for the Oswego Police Department, "HVAC Replacement"
Attention: Tina Touchette
Village Clerk
100 Parkers Mill
Oswego IL 60543

Proposal packets are available online at <http://www.oswegoil.org>, at the Oswego Village Hall, 100 Parker's Mill Oswego, Illinois or at the Oswego Police Department, 3525 Rt. 34, Oswego, Illinois.

Each bid must be accompanied by a Bid Guarantee in the form of a Bid Bond from a company with an A-1 best rating, or a cashier's check in the amount of ten percent (10%) of the bid and made payable to the client address Village of Oswego, Oswego Police Department, 100 Parker's Mill, Oswego IL. 60543. No bid shall be withdrawn for a period of thirty (30) days after the bid opening date without the consent of the Village. Checks or drafts of unsuccessful bidders will be returned as soon as possible after opening and checking the bids.

Successful bidder must provide proper insurance, a Performance Bond and a Labor and Material Payment Bond in the full amount of the Contract, acceptable to the Village. **Contractor must comply with Prevailing Wage Act.**

Each contractor is to submit their bid as indicated on page 16.

The Village reserves the right to reject any or all bids and to waive any informality in bidding.

Award of Contract: The Village of Oswego Board of Trustees will make the final award of the proposal or contract.

A **mandatory** location viewing meeting will take place at the Village of Oswego Police Department, 3525 US Rt34, on **Friday December 5, 2014 at 9a.m.** All interested vendors should meet at the Police Department as this will be the only time allowed to view the project area prior to the deadline to submit

a bid. Only those who attend the mandatory meeting will be eligible to submit a project bid. All others will be discarded. For further questions, contact the Police Department at 630-551-7300.

SPECIFICATIONS

OSWEGO POLICE DEPARTMENT HVAC REPLACEMENT

DEFINITIONS:

The Term “Village” whenever used in the contract documents shall be construed to mean the Village of Oswego.

I. Conditions:

The Contractor is responsible for being familiar with all conditions, instructions, and documents governing this contract. Failure to make such preparations shall not excuse the Contractor from performance of the duties and obligations imposed under the term of this contract.

II. Bid Bond:

If the bidder’s proposal for this project exceeds fifty thousand dollars (\$50,000.00), bids shall be secured by a certified check, bank draft, satisfactory bid bond or approved letter of credit in the amount of ten percent (10%) of the total bid price.

III. Performance Bond:

If the bidder’s proposal for the project is equal to or great than \$5,000 then the following bonds shall be delivered to the Village and shall become binding with the acceptance of the bid.

Performance bond satisfactory to the Village, executed by Surety Company authorized to do business in the state or otherwise secured in a manner satisfactory to the Village, in an amount equal to 110% of the price specified.

IV. Insurance Requirements:

The Contractor will be required to meet the Village of Oswego insurance requirements. Unless otherwise specified the Contractor shall, before commencing satisfactory to the Village of Oswego an additionally named insured in the following minimum amounts with specific coverage which includes underground, explosion, and collapse.

Property Damage	\$1,000,000 (each accident)
Bodily Injury	\$500,000 (each person)
	\$1,000,000 (each accident)
Workmen’s Compensation Insurance:	All Liability imposed
	Workmen’s Compensation stature
Employer’s Liability Insurance	\$100,000
Contractual Liability Insurance	\$500,000
Completed Operations Insurance	\$500,000
Owned, Hired, and Non-Ownership	
Vehicle Bodily Injury and Property	

Damaged to the following Limits

V. Scope of Work:

The removal and replacement of the existing HVAC System. All work must be accomplished while allowing staff to continue to work as this is a 24/7 work environment.

This project MUST be completed by April 24, 2015.

This project is a two stage project. The Air Conditioning work can be completed any time prior to the completion date. The Boiler System Replacement cannot begin until at a minimum Wednesday April 1, 2015 as this is the only heating system for the building.

VI. Oswego Police Department HVAC System Replacement:

The Village of Oswego has received a Grant from the State of Illinois for the replacement of the HVAC system. Minimum system requirements through the grant are included in Exhibit A (page 18).

All work must be performed in accordance with federal, state and local codes including but not limited to the: 2009 International Building Code; 2009 International Mechanical Code; 2008 National Electric Code; 2009 International Fire Code; 2009 International Fuel Gas Code; 2014 Illinois State Plumbing Code; and the Illinois Energy Conservation Code.

Include all required inspections and approvals from the State of Illinois and Village of Oswego Building and Zoning Department.

HVAC replacement requirements shall be as follows:

- Remove all existing HVAC equipment and associated materials
- Install new HVAC system equipment that meets the specifications and needs of the Oswego Police Department. All equipment specifications must meet or exceed current HVAC system specification.

Boiler Replacement

- Remove existing boiler and dispose off-site.
- Furnish and install a new high efficient boiler.
- Re-work flue to new hot water heater.
- Reconnect piping, electrical and controls.
- Furnish and install flue piping for new boiler.
- Furnish and install all piping, insulation, wiring as required
- Provide start up and one year warranty.

Condensing Unit and Cooling Coil Replacement

- Reclaim and dispose of refrigerant per EPA requirements.
- Remove existing condensing unit and DX coil, dispose off-site.
- Furnish and install new condensing unit and cooling coil.
- Furnish and install all piping, insulation, wiring as required
- Provide all required insulation.
- Provide all power and control wiring.
- Provide start up and one year warranty.

Hot Water Heater Replacement

- Remove and dispose of current water heater and associated equipment.
- Furnish and install a new high efficient water heater.
- Vent in accordance with code and manufacturer's specifications.
- Furnish and install all piping, insulation, wiring as required.
- Provide all power and control wiring.
- Provide start up and one year warranty.

VFD Retrofit of Air Handler

- Furnish and install one new 10 H.P. VFD in the location of the existing supply for starter.
- Furnish and install one new 5 H.P. VFD in the location of the existing return fan starter.
- Furnish and install pressurization controls and integrate them with the new VFD's.
- Lock open the existing Vortex dampers.
- Start up and commissioning the new VFD's.

Server Room Cooling

- Furnish and install on wall a new 2 ton wall mounted evaporator over the door of the electrical room.
- Furnish and install a 2 ton condensing unit on the East side of the building on a new equipment pad.
- Furnish and install all refrigeration and condensate piping.
- Furnish and install all power and control wiring.
- Provide start up and one year warranty.

The Contractor shall remove all old material and supply and install all new material required for the project unless otherwise stated by the Village.

The contractor will be responsible for obtaining all building permits.

VII. Site Restoration:

The Contractor shall ensure that all debris generated by the project are removed from the project area as needed to allow continued use by Village staff, not less than daily, or as often as Village staff deems necessary to maintain safe working conditions in the area. More specifically, all construction debris, dust or any other materials generated during the job shall be removed from the work area before completion. Upon completion of the entire project operation the site should be returned to a like condition that existed prior to work being done.

VIII. Disposal of Material

Contractor shall legally dispose of all waste material generated from the project at a dump site compliant with Local, State and Federal regulations. Contractor shall provide a report of the amount in cubic yards of material disposed and where the material was disposed. The contractor will be required to provide & sign a disposal certificate acknowledgement form.

IX. Quotes:

ONE Quote is being requested based on Section VI above (All work will be bid as one project)

- Please include in your quote the cost of annual preventative maintenance and change over costs for the twice annual start-up and shut down of the units.

X. Billing/invoicing:

All billing and invoicing will be done at the completion of the project.

XI. Rejection of Bids:

- A. The Village reserves the right to cancel invitations for bids or requests for proposals without penalty when it is in the best interest of the Village. Notice of cancellation shall be sent to all individuals or entities solicited.
- B. The Village reserves the right to reject any or all bids, to waive any minor informality or irregularity in any bid, to negotiate changes and/or modifications with the lowest responsible bidder and to make award to the response deemed to be the most advantageous to the Village. Bidders shall be required to comply with all applicable federal, state and local laws, including those relating to employment of labor without discrimination on the basis of age, race, color handicap, sex, national origin or religious creed.
- C. Any bid not conforming with the specifications or requirements set forth by the Village in the bid request may be rejected.
- D. Bids may also be rejected if they are made by a bidder that is deemed un-responsible due to a lack of qualifications, capacity, skill, character, experience, reliability, financial stability or quality of services, supplies, materials, equipment or labor.

XII. Award of Bid:

- A. Formal bid submission shall be tabulated and a recommendation shall be prepared by the Department Head making a purchase subject to the formal bid requirements and sent to the Finance Director for review. If an award is to be made to other than the lowest bidder or if the purchase was not included in the fiscal year budget, justification must be made in writing.
- B. The Finance Director shall send a recommendation and tabulation of all formal bids received for purchases meeting the requirements to the Village President and the Board of Trustees for consideration of awarding a formal contract.
- C. All awards made in accordance with this Code are final determinations.

XIII. Change Orders:

- A. After a contract is awarded pursuant to the competitive bid procedures specified herein, additional purchases or modifications may be made under the contract, or the terms of the contract may be extended, without rebidding the materials, supplies, services or equipment involved, provided that the change order:
 - 1. Is not of such a size or nature as to undermine the integrity of the original bidding process; and
 - 2. Is germane to the original contract; and
 - 3. Does not exceed twenty percent (20%) of the contractor amount; and
 - 4. Is approved by the Board of Trustees. However, the Village Administrator, or his/her designee can approve change orders for amounts that are not greater than fifteen thousand dollars (\$15,000.00). The Village Board shall be informed of any such Village Administrator approved change order at the next Village Board meeting.

B. Change orders for contracts for public improvements shall be as provided by state law.

XIV. Construction Contracts:

- A. The bidder must furnish and pay for satisfactory performance, labor and material payment bonds in the amount of one hundred ten percent (110%) of the contract amount and any other security required by law or by the specifications for this particular project. Upon receipt of the performance bond, the Village will return the bid bond to the bidder.
- B. The bidder must comply with all applicable laws prerequisite to doing business in the state.
- C. The bidder must have a valid Federal Employer Tax Identification Number or Tax Identification Number (for individuals).
- D. The bidder must provide a Statement of Compliance with provisions of the State and Federal Equal Opportunity Employer requirements.
- E. The bidder must provide evidence of any professional or trade license required by law or local ordinance for any trade or specialty area in which the Contractor is seeking a contract award. Additionally, the Contractor must disclose any suspension or revocation of such license held by the company, or of any director, officer or manager of the company. Any material changes to the Contractor's status, at any time, must be reported in writing to the Village within 14 days of its occurrence. Failure to comply with this requirement is grounds for the Contractor to be deemed non-responsible.
- F. The bidder must provide the name and addresses of all known Subcontractors, the general type of work to be performed by these Subcontractors and the expected amount of money that each will receive under the contract. If at any time during the term of the contract a Contractor adds or changes any Subcontractors, he or she shall promptly notify, in writing, the Village Finance Director or their designee of the names and addresses of each new or replaced Subcontractor and the general type of work to be performed.
- G. The bidder must provide an affidavit indicating all incomplete work under Contractor and all pending Contractors, along with a schedule of the expected completion of each such contract.

XV. Additional Items

CONTRACT REQUIREMENTS

The successful bidder will be required to enter into a contract with the Village of Oswego consistent with the terms of this Request for Proposal which should contain the following terms:

WAGE RATE REQUIREMENTS

- A. The Contract shall be based upon payment by Contractor and his Subcontractor of wage rates not less than the prevailing hourly wage rate for each classification of worker engaged on the work as determined by the State of Illinois, Department of Labor.
- B. A copy of the wage determination shall be posted by the Contractor in a conspicuous place at the site of the work where it can be easily seen by the workers.
- C. The Contractor shall maintain certified time sheets and submit to the Village with final invoice.

D. The Contractor will be required to sign a Wage Rate Requirement Certification.

Prevailing Wage

Some or all of the work herein may be subject to the provisions of Prevailing Wage Act, 820 ILCS 130/0.01 et.seq., providing for the payment of prevailing rate wages to all laborers, workmen and mechanics engaged on work. The Contractor agrees that, prior to making any payments to its own laborers, workers, or mechanics or to any subcontractor it will determine whether it must legally pay wages in accordance with the Prevailing Wage Act, and if so legally required, pay the then-current prevailing rate of wage as determined by the Illinois Department of Labor and posted at: <http://www.state.il.us/agency/idol/>.

The Village may at any time inquire of the Contractor as to rates of wages being paid employees of the Contractor, and any subcontractor or material men, whereupon such information shall be promptly provided by the Contractor. The Contractor shall agree to indemnify the Village for any and all violations of the prevailing wage laws and any rules and regulations now and hereafter issued pursuant to said laws.

The Contractor shall insert into each subcontract and into the project specifications for each subcontract a written stipulation requiring all laborers, workers and mechanics performing work under the contract to comply with the Prevailing Wage Act and to require each subcontractor to insert into each lower-tiered contract and into the project specification for each lower tiered subcontract a similar stipulation.

Indemnification

To the fullest extent permitted by law, Contractor shall indemnify, defend, save and hold the Village, its trustees, officers, employees, agents, attorneys and lenders (collectively the "Indemnitees") harmless from and against all loss and expense (including, but not limited to, reasonable attorney's fees and other costs and expenses) by reason of the liability imposed by law upon the Indemnitees, or any of them, for damages because of bodily injury, occupational sickness or disease, including death, resulting therefrom, sustained by any employees of Contractor or subcontractors, while performing the work or while at the site where work under the Contract is being conducted or elsewhere, while engaged in the performance of Work under the Contractor, or sustained by any person or persons other than employees of Contractor, however such injuries may be caused, whether attributable to a breach of statutory duty or administrative regulation or otherwise, and such injuries for which liability is imputed to the Indemnitees, or any of them, or claims for property damage because of injury to or destruction of tangible property, directly or indirectly arising or alleged to arise out of the performance of or the failure to perform the work or the failure to protect the work or the site, or the condition of the work, the site, adjoining land or driveways, or streets or alleys used in connection with the performance of the work. Without limiting the generality of the foregoing, the defense and indemnity set forth in this section includes, subject only to the limitations contained in this section, all liabilities, damages, losses, claims, demands and actions on account of bodily injury, death or property loss to an Indemnitee or to any other person or entities, whether based upon, or claimed to be based upon, statutory, contractual, tort or other liability of any Indemnitee. In addition, such defense and indemnity shall include all liabilities, damages, losses, claims, demands and actions for defamation, false arrest, malicious prosecution or any other infringement or similar rights.

The provisions of the indemnity provided for herein shall not be construed to indemnify any Indemnitee for its own negligence. If any, to the extent not permitted by law or to eliminate or reduce any other indemnification, right or remedy which the Village is otherwise entitled to assert.

If any claim indemnified hereunder has not been settled or discharged when the work is completed, final payment of the Contract Sum shall not be due, unless and until Contractor provides a bond or other security equal to 150% of the amount of such claim in a form and substance satisfactory to the Village. In any and all claims against any Indemnitee or any of its agents or employees by any employee of Contractor, anyone directly or indirectly employed by him or anyone for whose acts he may be liable, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Contractor under Worker's Compensation acts or other employees benefit acts.

Sexual Harassment

During the entire term of the contract, Contractor shall have in full force and effect a written Sexual Harassment Policy, which complies with the Illinois Human Rights Act (775- ILCS 5/1-101 et.seq.) including at least the following: 1) a statement on the illegality of sexual harassment; 2) the definition of sexual harassment under Illinois Law; 3) a description of sexual harassment, utilizing examples; 4) an internal complaint process, including penalties; 5) the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights ("Department") and the Illinois Human Rights Commission ("Commission"); 6) directions on how to contact the Department and the Commission; and 7) protection against retaliation as provided by Section 6-101 of the Act.

DRUG FREE WORKPLACE

In compliance with State of Illinois Compiled Statutes, Chapter 30-580, The Contractor certifies and agrees that it will provide a drug free workplace by:

Publishing a Statement:

- A. Notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, including cannabis, is prohibited in the Contractor's workplace.
 1. Specifying the actions that will be taken against employees for violations of such prohibition.
- B. Notifying the employee that, as a condition of employment on such Contract, the employee will:
 1. Abide by the terms of the statement; and
 2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
- C. Establishing a drug free awareness program to inform employees about:
 1. The dangers of drug abuse in the workplace;
 2. The Contractor's policy for maintaining a drug free workplace;
 3. Available counseling, rehabilitation, or assistance programs; and
 4. Penalties imposed for drug violations.
- D. Providing a copy of the Statement required by subsection (a) to each employee engaged in the performance of the Contract and to post the Statement in a prominent place in the workplace.
- E. Notifying the contracting agency within ten (10) days after receiving notice of any violations as listed above.

- F. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program, by any employee who is so convicted, as required by Section 5 of the Drug Free Workplace Act.
- G. Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation are required and indicating that a trained referral team is in place.
- H. Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.
- I. The Contractor will be required to sign a Drug Free Workplace Certification.

NON-COLLUSION

The Contractor is barred from bidding for this contract as a result of a violation of either Section 33E-3 or Section 33E-4 of Chapter 38 of the Illinois Revised Statutes concerning bid rigging, rotating, kickbacks, bribery and interference with public contracts. The Contractor will be required to sign the Non-Collusion Certification.

COMPLIANCE WITH LAWS AND REGULATIONS

In connection with the performance of the work, the Contractor shall comply with all statutes, laws, regulations, and orders of federal, state, county, or municipal authorities which shall impose any obligation or duty upon the Contractor.

IN WITNESS WHEREOF the parties hereto have executed or caused to be executed by their duly authorized agents, this contract in DUPLICATE, each of which shall be deemed original, on the day and year first written.

 Steve Jones, Village of Oswego Administrator Date

Attest _____ Title _____

 (Printed Name of Contractor)

 Address Date

 City State Zip Code

 Signature of Authorized Representative

 Title Date

WAGE RATE REQUIREMENTS CERTIFICATION

GENERAL

1. The Contract shall be based upon payment by Contractor and his Subcontractor of wage rates not less than the prevailing hourly wage rate for each classification of worker engaged on the work as determined by the State of Illinois, Department of Labor.
2. The Prevailing Wage Law does not prohibit payment of more than the prevailing rate of wages nor does it limit the hours of work which may be performed by any worker in any particular period of time.
3. A copy of the wage determination shall be posted by the Contractor in a conspicuous place at the site of the work where it can be easily seen by the workers.
4. The Contractor shall maintain certified time sheets and submit to the Village with final invoice.

Steve Jones, Village of Oswego Administrator Date

Attest _____ Title _____

(Printed Name of Contractor)

Address

DRUG FREE WORKPLACE CERTIFICATION

In compliance with State of Illinois Compiled Statutes, Chapter 30-580, The Contractor certifies and agrees that it will provide a drug free workplace by:

Publishing a Statement:

- A. Notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, including cannabis, is prohibited in the Contractor’s workplace.
- B. Specifying the actions that will be taken against employees for violations of such prohibition.
- C. Notifying the employee that, as a condition of employment on such Contract, the employee will:
 - 1. Abide by the terms of the statement; and
 - 2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
- D. Establishing a Drug Free Awareness Program to inform employees about:
 - 1. The dangers of drug abuse in the workplace;
 - 2. The Contractor’s policy for maintaining a drug free workplace;
 - 3. Available counseling, rehabilitation, or assistance programs; and
 - 4. Penalties imposed for drug violations.
- E. Providing a copy of the Statement required by subsection (a) to each employee engaged in the performance of the Contract and to post the Statement in a prominent place in the workplace.
- F. Notifying the contracting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
- G. Imposing a sanction on, or requiring the satisfactory participation in a Drug Abuse Assistance or Rehabilitation Program, by any employee who is so convicted, as required by Section 5 of the Drug Free Workplace Act.
- H. Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation are required and indicating that a trained referral team is in place.
- I. Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

The undersigned affirms, under penalties of perjury, that he/she is authorized to execute this certification on behalf of the designated organization.

(Printed name of Contractor)

Address

City State Zip Code

Signature of Authorized Representative

Title Date

NON-COLLUSION CERTIFICATE

The Undersigned Bidder is not barred from bidding for this Contract as a result of a violation of either Section 33E-3 or Section 33E-4 of Chapter 38 of the Illinois Revised Statutes concerning bid rigging, rotating, kickbacks, bribery and interference with public contracts.

(Printed Name of Contractor)

Address

City

State

Zip Code

Signature of Authorized Representative

Title

Date

NOTICE TO PROCEED

Date: Enter Date, 2013

To: Enter Contractor Name
Address
City, State, Zip

From: Jeffrey R. Burgner, Chief of Police

You are hereby notified to commence work on the Village of Oswego, Police Department carpet and vinyl baseboard replacement.

Jeffrey R. Burgner, Chief of Police

REFERENCES

VILLAGE OF OSWEGO

General Information, list below current business references for whom you have performed work similar to that required by this proposal.

Facility: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Contact Person: _____

Dates of Service: _____

Facility: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Contact Person: _____

Dates of Service: _____

Facility: _____

Address: _____

City, State, Zip Code: _____

Telephone Number: _____

Contact Person: _____

Dates of Service: _____

If additional sheets are needed, please make copies.

BID SHEET

PRINTED NAME _____

SIGNED _____

TITLE _____

COMPANY _____

DATE _____

CONTRACTOR BID AGREEMENT

TO: Village of Oswego
100 Parker's Mill
Oswego, IL. 60543

The undersigned bidder, in compliance with your advertisement for bids for work as specified, and related documents prepared by or at the direction of the Village of Oswego, Owner, and being familiar with all conditions surrounding the work, including availability of labor and material, does hereby propose to furnish materials, labor, equipment and services and pay for same and shall perform all work required for the completion of the Project, in accordance with the Contract documents and at the price provided.

The undersigned bidder understands that prevailing wages must be paid in connection with the work, and agrees to maintain and provide to the owner upon its request, required documentation to support compliance with the Illinois Prevailing Wage Act, in accordance with the law.

Bidder certifies this bid to be for the project described in the Instruction to Bidders document and to be in accordance with plans, specifications and Contract documents, including the invitation for bids.

In no event shall any delays or extensions of time be construed as cause or justification for payment of extra compensation to the Contractor. Any claims for an increase of the Contract time shall be made in writing to the Village within seven (7) days of the cause.

Signed: _____

Print Name: _____

Title: _____

Company Name: _____

Date: _____

EXHIBIT A: ENERGY EFFICIENT EQUIPMENT TECHNICAL SPECIFICATIONS

Scope of Project: Provide energy efficient equipment and controls to meet the requirements of the Illinois Department of Commerce and Economic Opportunity's Illinois Energy Now (IEN) incentive program, as defined below.

Minimum Technical Specifications

1. Condensing Unit Replacement
 - a. Provide replacement condensing unit with minimum EER of 10.8, based on Consortium for Energy Efficiency (CEE) requirements.
 - b. Unit must meet Air Conditioning, Heating and Refrigeration Institute (AHRI) Standards (210/240, 320, or 340/360).
 - c. Unit must be UL listed.
 - d. The refrigerant must comply with local codes.
2. Boiler Replacement
 - a. Provide condensing hot water boilers with minimum Annual Fuel Utilization Efficiency (AFUE) of 90%.
3. HVAC Controls Upgrade
 - a. Provide all labor and materials required to remove existing pneumatic HVAC control system and replace with a Direct Digital Control (DDC) Building Management System.
 - b. New DDC Building Management System must include energy reduction strategies including but not limited to:
 - i. HVAC Equipment Scheduling
 - ii. Outside Air Ventilation Enthalpy Economizer Controls
 - iii. CO2 Demand Controlled Ventilation (as applicable).
4. Variable Frequency Drives
 - a. Provide Variable Frequency Drives to main Air Handling Unit Supply and Return Fans.
 - b. Program fan speed control based on appropriate feedback, as determined by controls contractor.