

# **REQUEST FOR PROPOSALS PERFORMANCE CONTRACT**

Beecher 200U at 538 Miller Street, Beecher, IL 60401, is requesting Qualified Providers to propose innovative solutions and energy conservation measures through a guaranteed savings contract on a performance contracting basis.

These proposals may include, but are not limited to, implementation of energy equipment; repair, modernization, maintenance services at various locations on a performance contracting basis as defined by the State of Illinois, in Article 5/19b, School Energy Conservation and Savings Measures of the School Code ( 105 ILCS/5).

The District's objective in issuing this Request for Proposals is to provide a competitive means in which to select a single Qualified Provider with whom to negotiate a final contract. The District may elect to implement further improvement measures in phases pursuant to the contract.

**Proposals shall be received in the office of:**

**Beecher 200U  
538 Miller Street  
Beecher, IL 60401**

**Deadline for Proposals:  
Tuesday June 29, 2021 at 10:00 AM  
NO EXTENSIONS WILL BE GRANTED**

Please provide One (1) Hard copies and One (1) electronic copy copies of the proposal to the school district. The sealed proposals will be publicly opened at that time and the contents will be announced. A copy of the Request for Proposal (RFP) specification can be obtained from the Administration Building Office at 538 Miller Street, Beecher, IL 60401.

A site visit and pre-proposal meeting will be on Tuesday June 1, 2021 at 10:00 AM.

The District will evaluate all proposals and make a Qualified Provider recommendation, at which time the Qualified Provider that best meets the needs of the District will be notified. The District reserves the right to accept and/or reject any or all proposals or parts thereof.

For questions concerning the RFP process, contact Brad Cox, Superintendent at 708.946.2266.

# **I. PROPOSED PROJECT**

- A. The work to be included in the project may include upgrades or replacement of equipment and/or material include in, but not limited to roofing, tuckpointing, parking lots, doors, windows, flooring, lighting, domestic water, HVAC and fire protection devices. The facilities to be included in the RFP, but not limited to are: Beecher High School, Junior High School and Elementary School.
- High School: The existing heating system and controls are beyond their service life. No significant air conditioning systems exist. Provide proposal to upgrade the mechanical system with more current design approach incorporating the State of Illinois Energy Code and Ventilation Code. Controls and control-systems will be open source and non-proprietary.
  - Elementary School: The existing heating system and controls are beyond their service life. No significant air conditioning systems exist. Provide proposal to upgrade the mechanical system with more current design approach incorporating the State of Illinois Energy Code and Ventilation Code. Controls and control-systems will be open source and non-proprietary. Additionally, the air conditioning solution for the basement of the north wing must contain a dehumidification component.
- B. The intent of this RFP is to provide the owner with the means to realize maximum energy and operational savings and/or related improvements to its facilities.
- C. The District may elect to implement similar facility improvements throughout the duration of the contract with the Qualified Provider pursuant to the contract.
- D. A savings guarantee will be offered as part of the qualified provider's proposal. The savings in energy and operating costs are guaranteed to cover the cost of the contract. If a firm does not provide a savings guarantee, the Technical Approach portion of the response must include a detailed description of the increased energy efficiencies of the new equipment.
- E. Qualified provider must be able to demonstrate successful implementation of similar programs. Preference will be given to experience with projects in the K-12 market in the local area.
- F. If a proposal includes any proprietary data or information that the respondent does not want disclosed to the public, such data or information must be specifically identified as such on every page which it is found. Data or information so identified will be used by the school solely for the purpose of evaluating proposals and conducting contract negotiations.

# **II. PROPOSAL FORMAT**

Proposal **must** be submitted in the format outlined in this section. Tabs must identify each section. Every proposal will be reviewed to determine if it is complete prior to actual evaluation. The school reserves the right to eliminate from further consideration any proposal deemed to be substantially or materially unresponsive to the requests for information contained herein.

#### **A: TABLE OF CONTENTS**

#### **B: EXECUTIVE OVERVIEW**

Include: The challenges faced by the District and areas the Company can impact.

#### **C: FIRM PROFILE**

Include:

- General Information
- Name of Firm
- Local and Corporate Office Addresses
- Primary Contact Information: Name, Title, Address, Phone Number
- Name of the Officer Authorized to Bind the Firm and Office Address
- Number of full time Engineers and Project Managers residing in Illinois or Indiana
- Organizational Chart of Illinois or Indiana Team
- Bonding Information: Name of bonding agent and contact information
- Provide a list of executed guaranteed energy savings contracts or projects of a similar size and design completed in Illinois or Indiana over the past 5 years. If the firm's experience is from other projects designed and implemented in other states or personal references when working with other companies please do not include them. List only references where your company was the prime contractor.

#### **D: QUALIFICATIONS**

Documentation must be submitted to support required qualifications as part of the firm's response.

- Listing of all relevant certifications and accreditations
- Current Certificates of Insurance showing limits

#### **E: RELEVANT EXPERIENCE**

- Management Team

- List Management Team, Position and Number of Years with the Company
- Provide a list of project types the management team has been involved with.
- Case Studies and References
  - Provide project and reference information on at least 3 projects in the Illinois or Indiana K-12 market **completed by your firm**. Include: Project Name, Project Phases, Project Scope, Project Size, Project Saving, and Reference Information.

#### **F: PERSONNEL QUALIFICATIONS**

- Brief Bio of Illinois or Indiana Team
  - Include: Name, Job Title, Number of Years in Industry, Job Description, Job Responsibilities, and Educational Background.
- Management Team Resumes

#### **G: TECHNICAL APPROACH**

- Existing conditions
  - Describe the current condition of the facilities
- Asbestos Abatement
 

Answer Questions Below:

  - How does your firm address asbestos?
  - Do you include asbestos abatement work within your guaranteed energy savings contract?
- Recommended Improvements
  - Description of solutions for the project
- Describe your approach to engineering and design of the project
- List additional capabilities

#### **H: FINANCIAL APPROACH and GUARANTEE**

- Project Financials: Project Cost and Savings (Energy and Operational)
- Please provide pricing as shown below.
  - High School Only
  - Elementary School Only
  - High School and Elementary School Combined

#### **I: PROJECT MANAGEMENT**

- Describe the company's approach to project and construction management
- Contractor Safety
- Building Access

### **III. Proposal Evaluation Criteria**

A School District evaluation team will evaluate all proposals and recommend an award subject to approval by the School Board. The District reserves the right to, but is not obligated to, request and require that the proposing firm provide an oral presentation of its proposal at a date and time to be determined. If required by the District, it is anticipated that such presentation, if required, will not exceed one (1) hour. The written proposal and oral presentation, if required, will be the basis for determining the successful firm. Proposals will be evaluated according to the following criteria:

- Qualifications and experience of the proposer and past performance of the firm on other contracts in terms of size, scope and quality of services. The District may solicit reference information from previous clients.
- Qualifications and experience of committed personnel.
- Technical Approach – quality and responsiveness of the proposal to the needs of the district in terms of scope of work, methodology, and project management.

The District reserves the right to accept or reject in part or in whole any Submission, waive any formalities, or minor technical inconsistencies or delete any item/requirements from the RFP or resulting contract when deemed to be in the District's best interest.

The School Board or its designee will, in the exercise of their sole discretion, determine which proposal best meets the needs of the School District. The School Board reserves the right to reject all proposals. The exercise of this discretion will be final.