REGIONAL SCHOOL DISTRICT NO. 20

REQUEST FOR PROPOSAL (RFP)

James Morris Elementary School

Domestic Hot Water Boiler Replacement

DUE: Friday August 7, 2026 at 10:00 AM

REQUEST FOR PROPOSAL

LEGAL NOTICE

Sealed Proposals for Regional School District No. 20's Domestic Hot Water Boiler Replacement at James Morris Elementary School will be received by Regional School District #20 on **August 7th, 2026 at 10:00AM,** at which time the Proposals will be opened publicly and read aloud.

Regional School District #20 reserves the right to accept or reject any or all Proposals, to waive any technicalities of the Proposal process, and to select the Proposal that meets the best interests of the District.

1. Project Description

Regional School District 20 is soliciting sealed bids from qualified mechanical contractors for the replacement of the existing domestic hot water heating system at the James Morris Elementary School. The project includes the complete removal and replacement of the existing domestic hot water boiler with a new high-efficiency propane-fired condensing boiler and indirect-fired domestic hot water storage tank.

The Contractor shall furnish all labor, supervision, materials, equipment, permits, tools, transportation, and incidentals required to complete the project in accordance with the Contract Documents.

The proposed system shall consist of an approximately 200 MBH output, 95% minimum thermal efficiency, LP-fired condensing boiler serving a new 80-gallon indirect domestic hot water storage tank. The completed installation shall provide a reliable, energy-efficient domestic hot water system meeting all applicable codes and manufacturer requirements.

2. Scope of Work

The Contractor's work shall include, but not be limited to, the following:

- Removal and legal disposal of the existing domestic hot water boiler, associated piping, venting, controls, and miscellaneous equipment no longer required.
- Protection of existing building finishes and equipment throughout construction.
- Installation of one (1) new propane-fired condensing boiler.
- Boiler output approximately 200 MBH.
- Minimum thermal efficiency of 95%.
- Installation of one (1) new 80-gallon indirect-fired domestic hot water storage tank.
- Installation of all primary and secondary piping required for a complete operating system.
- Replacement or modification of gas piping as required to serve the new equipment.
- Installation of all isolation valves, balancing valves, check valves, pressure relief valves, expansion tank, air separator, pressure reducing valve, backflow preventer, circulators, and accessories necessary for a complete installation.
- Furnish and install new Category IV venting system and combustion air piping in accordance with manufacturer requirements.
- Electrical disconnects, control wiring, interlocks, and coordination with the Electrical Contractor (or provide electrical work if specified within the contract).
- Connection to existing building management system if indicated on the drawings.
- Insulate all new hydronic piping in accordance with Connecticut State Building Code and project specifications.

- Start-up by manufacturer-authorized service representative.
- Complete system testing and commissioning.
- Owner training.
- Delivery of operating manuals, warranty information, and as-built documentation.

3. Mechanical Specifications

Boiler

The boiler shall meet or exceed the following minimum requirements:

- Fuel: Liquid Propane (LP)
- Input/Output: Approximately 200 MBH Output
- Thermal Efficiency: Minimum 95% AFUE or Thermal Efficiency
- Stainless steel or aluminum heat exchanger designed for condensing operation
- Fully modulating burner
- Outdoor reset capability
- Integrated boiler controls
- Sealed combustion
- PVC, CPVC, Polypropylene or Stainless venting as permitted by manufacturer
- Install exhaust venting vertically, using the existing vent as a sleeve for boiler exhaust vent piping. Support vent in accordance with component and boiler manufacturer's requirements.
- ASME rated
- UL listed

Approved manufacturers include:

- Lochinvar
- Viessmann
- Weil-McLain
- NTI
- IBC
- Approved Equal

Indirect Water Heater

Provide one indirect-fired storage tank meeting the following minimum requirements:

- 80-gallon capacity
- Stainless steel tank construction
- High recovery design, Heater output in GPH needed; suggest adding: Minimum heater continuous output rating of 280 GPH @ 90 °F rise.
- Minimum R-16 insulation or manufacturer's standard high-efficiency insulation package
- ASME rated where applicable
- Temperature and pressure relief valve
- Magnesium anode if required by manufacturer
- Factory warranty not less than five (5) years

Approved manufacturers:

- Lochinvar
- HTP
- Bradford White
- Weil-McLain
- Viessmann
- Approved Equal

Hydronic Accessories

Provide all components necessary for a complete operating system including:

- ECM circulators where applicable
- Primary/secondary piping design is required, in accordance with boiler manufacturer’s specific instructions. Select boiler and indirect pumps/sizing as required to offset head losses and required loads.
- Air separator
- Expansion tank
- Pressure reducing valve
- Backflow preventer
- Isolation valves
- Drain valves
- Thermometers
- Pressure gauges
- Unions

- Dielectric fittings where required
- Flexible connectors where recommended by manufacturer
- Boiler and distribution piping size shall be minimum 1-1/4” NPT. Grooved piping system are not acceptable.

Controls

Provide complete factory boiler controls including:

- Domestic hot water priority
- Integral boiler short-cycling control
- Pump control
- High limit protection
- Low water cutoff and flow proving limit controllers
- Freeze protection
- Alarm contacts
- The boiler shall operate on a call-for-heat basis; upon a demand as signaled from the indirect heaters integral thermostat, the boiler shall energize and fire, and achieve a nominal utility heating temperature of 185 °F. The indirect heater temperature shall be maintained at 140 °F (unless otherwise designated by the Facilities Department). Upon achieving the heater setpoint temperature, the boiler shall de-energize.

4. General Requirements

The Contractor shall:

- Verify all existing field conditions prior to bidding.
- Coordinate all work with the Owner.
- Schedule outages in advance with the Owner.
- Minimize interruption to school operations.
- Maintain a safe work environment at all times.
- Remove all debris daily.
- Restore disturbed finishes to original condition.
- Protect existing utilities and building systems.

The Contractor shall provide all permits, inspections, and approvals required by authorities having jurisdiction.

All work shall comply with:

- Connecticut State Building Code
- Connecticut State Fire Code
- Connecticut Plumbing Code
- Connecticut Mechanical Code
- National Fuel Gas Code (NFPA 54)
- NFPA 70 (National Electrical Code)
- Manufacturer installation requirements
- OSHA regulations

5. Testing and Commissioning

Upon completion, the Contractor shall:

- Pressure test all piping.
- Verify gas pressure.
- Verify combustion settings.
- Perform combustion analysis.
- Test all safety devices.
- Verify DHW production.
- Verify boiler modulation.
- Verify controls sequence of operation.
- Demonstrate proper operation to the Owner.
- Provide written commissioning report, to include three (3) bound copies of manufacturer's data for all equipment and components provided as part of project close-out; include installation, operation, and maintenance literature and instructions.

6. Warranty

The Contractor shall warrant all labor and workmanship for a period of one (1) year from the date of Substantial Completion.

Manufacturer warranties shall be transferred to the Owner and shall include all standard warranties for the boiler, indirect storage tank, controls, pumps, and accessories.

7. Alternate

Contractors shall identify any voluntary alternates that provide equal or superior performance while maintaining compatibility with the existing building systems. Any

substitutions shall be submitted in accordance with the Instructions to Bidders and must be approved prior to bid opening.

BID SUBMISSION

1. Proposals shall be submitted in a sealed envelope clearly stating that it is a response to bid “Regional School District No. 20 JMS Domestic Hot Water Boiler”, including one (1) ORIGINAL and two (2) EXACT COPIES of their bid. Bidders should submit bids in a clear, concise, and legible manner to permit proper evaluation of responsive bids.

2. Bids are to be submitted sealed in an envelope and addressed as follows:

Regional School District No. 20
Attn: Julia Cardillo
35 Wamogo Road
Litchfield, CT 06759

3. The person signing the formal proposal must be authorized by the organization to contractually bind that organization with regard to price and related contractual obligations for the delivery period requested.

BID DUE DATE & TIME

Bids will be received at the Regional School District No. 20, District Office until Friday, August 7th at 10:00AM at which time they will be opened and publicly read aloud.

A bidder may withdraw a proposal at any time prior to the above-scheduled date and time. Any bid received after the above-scheduled date and time shall not be considered or opened.

BOARD OPTIONS

The Board reserves the right to reject any or all bids and to waive any requirements, informalities, or technical defects or service therein when it is deemed to be in the best interest of the Board of Education. The award shall be made after careful consideration of all factors, including but may not necessarily be limited to price.

TAXES

Purchases made by the Board of Education are tax-exempt. A tax exemption certificate shall be furnished upon request.

INQUIRIES

All inquiries regarding this request from responsible bidders will be received up to the close of business on Tuesday, August 4th after which time no additional questions will

be accepted.

These Inquiries and questions can be emailed to the Facilities Director at dhamilton@rsd20.org

AWARD AND AUTHORITY

The Board of Education shall issue notification of an award in writing.

PRICING

All prices quoted are to be firm for a period of 180 days following the bid

opening.

HOLD HARMLESS CLAUSE

The Contractor further agrees to indemnify, hold harmless and defend the Board from and against any and all liability for loss, damage or expense which the Board may suffer or for which the Board may be held liable by reason of injury, including death, to any person or damage to any property arising out of or in any manner connected with the operations to be performed under this Contract, whether or not due in whole or in part of any act, omission or negligence of the Owner or any of his representatives or employees.

INSURANCE REQUIREMENTS

The successful Submitting Contractor and his subcontractors shall maintain insurance in the following amounts for the duration of this project, and submit proof of insurance prior to the start of any work:

1) Worker's compensation insurance for all employees

2) Comprehensive general liability insurance (bodily injury: $1,000,000.00 each person; $1,000,000.00 each occurrence; property damage: $1,000,000.00 each person; $1,000,000.00 each occurrence); general liability aggregate coverage of $2,000,000.00

3) Comprehensive automobile liability insurance ($1,000,000.00 each person; $1,000,000.00 each occurrence)

4) Excess liability umbrella coverage: $4,000,000.00

The successful Submitting Contractor and his subcontractors shall name Regional School District #20 as additional insured.

WORK REGULATIONS AND STANDARDS

All work activities performed in association with this request must be performed and completed for the Board in accordance with current Federal, State and Local regulations. All services performed shall also conform to the latest OSHA standards and/or regulations.

DELIVERY AND TERMS

All prices shall be quoted as DELIVERED PRICES. The terms of the sale must be stated. No advance payments will be made to the vendor. Payment will be made as soon as the work is accepted.

PROPOSAL FORM

Project: Regional School District No. 20 Domestic Hot Water Boiler at James Morris Elementary School

Owner: Regional School District #20

35 Wamogo Road

Litchfield, CT, 06759.

Contractor: Firm: _____

Address: _____

Tel: _____

Email address: _____

Representative & title: _____

Proposal Amounts:

_____

Projected substantial completion date: _____

By submission of this proposal, the undersigned Contractor acknowledges inclusion of all elements contained and described in the project documents.

Signature: _____

Name (print): _____

Title: _____

Date: _____

-End of Proposal Form-

NON-COLLUSIVE STATEMENT

The undersigned Contractor certifies the following:

1) This Proposal has been arrived at by the Contractor independently and has been submitted without collusion with, and without any agreement, understanding, or planned course of action with, any other vendor of materials, supplies, equipment, or services, or any company, person(s) or agency, designed or intended to limit independent competition, and

2) The contents of the proposal have not been communicated by the submitting Contractor or its employees or agents to any person not an employee or agent of the submitting Contractor or its surety, and will not be communicated to any such person prior to the official opening of the proposal.

_____

Contractor (company name)

_____

_____

Business address

_____

Signature and Title of authorized agent

_____

Date

~submit with Proposal~

CONTRACTOR QUALIFICATIONS STATEMENT

1) Name of company: _____

2) Address: _____

3) Incorporation date: _____

4) How many years have you been engaged in the business under your present firm name?

_____

5) Contracts on hand (with gross amounts and completion dates):

_____

_____

_____

_____

6) Have you ever failed to complete any work awarded to you?

_____

7) Have you ever defaulted on a contract?

_____

8) List the more important projects recently completed by your company, with approximate cost of each, brief description of project, month and year completed, and a contact person with telephone number.

_____

_____

_____

_____

9) Supply three (3) references with firm and telephone number that may be contacted by the Owner with regard to your firm and performance thereof:

1._____

2._____

3._____

10) Provide applicable CT trade licensing numbers and other CT trade registration as applicable for all prospective employees who may work on this project. Include subcontractor CT licensing and registration as applicable. Attach accordingly to this Contractor Qualifications Statement.

The undersigned hereby authorizes any person or agent of Regional School District #20 to contact the Contractor or its referenced persons or entities and obtain any information relevant to this statement or its intentions with regard to this proposal, at the Owner's discretion, and authorizes release of that information to Regional School District #20 for the purposes of evaluation of this proposal:

_____

Contractor (company name)

_____

Authorized agent (signature) and Title

_____

Date

-End of Contractor Qualifications Statement-

-End of section-

~submit with Proposal~