ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Angelica Salinas	Timothy Redmond	Sonja Macys
District I	District II	District III

Work Session Agenda
April 13, 2026

Times listed on the agenda are approximations and may be longer, shorter, or earlier than scheduled, with no notice. Agendas are subject to change up to 24 hours before the start of the meeting. To ensure you have the most up-to-date information, please check the agenda within 24 hours of its start time. If you are joining the meeting for a specific item, please join 10 minutes before the item to ensure you are present for the beginning of the item.

All regular meetings are open to the public unless otherwise noted. All meetings will be held in the Routt County Historic Courthouse - 522 Lincoln Avenue, Hearing Room, Steamboat Springs - or otherwise noted.

Join the meeting via our Zoom Link.

1. **9:30 A.M. CALL TO ORDER**

2. **9:30 A.M. COUNTY MANAGER/LEGAL/COMMISSIONERS' COMMITTEE UPDATES**
   Jay Harrington, County Manager
   Melina Bricker, Assistant County Manager
   Lynaia South, County Attorney

3. **11:00 A.M. FACILITIES**
   Joe Stepan, Maintenance Operations Manager

   A. HISTORIC COURTHOUSE HVAC ELECTRIFICATION PROJECT

   Discussion and direction related to Historic Courthouse HVAC electrification project.

   Documents:

   BCC COMMUNICATION FORM CH ELECTRIFICATION.PDF
   GRATACON PROPOSAL ROUTT COUNTY HISTORIC COURTHOUSE SM.PDF
   ICONERGY RESPONSE FOR RFP 882 ROUTT COUNTY COURTHOUSE ELECTRIFICATION PROJECT.PDF
   ROUTT COUNTY OLD COURTHOUSE ENERGY ANALYSIS REPORT_6.6.2025.PDF

4. **11:30 A.M. MEETING ADJOURNED**

Routt County operates all programs, services, and activities in compliance with the Americans with Disabilities Act. If you need special accommodation due to a disability, please call the Commissioners' Office at (970) 879-0108 to ensure we can meet your needs. Please notify us of your request as soon as possible before the scheduled event.

Routt County is committed to providing equitable access to our services to everyone. Our ongoing accessibility goals align with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. This agenda includes links to information provided by a third party over which we cannot guarantee accessibility. If the format of any material on this agenda interferes with your ability to access information, please contact us. Additional ways to provide feedback regarding accessibility are available online (www.co.routt.co.us/994/Website-Accessibility).

ROUTT COUNTY BOARD OF COMMISSIONERS
COMMUNICATION FORM

DEPARTMENT/ORGANIZATION: Facilities Management

PRESENTATION DATE: April 13, 2026

AGENDA TITLE: RFP 882 Courthouse Electrification and HVAC Replacement Project Discussion

ITEM TYPE: DIRECTION

REQUEST/ ISSUE & BACKGROUND:

FM worked with Iconergy for design of the replacement mechanical system at the Historic Courthouse. The BCC directed FM to base the system design on full electrification. This included heat pump roof top units (RTUs) with electric backup heat, and an electric boiler. Based on this design, RFP 882 was published and three proposals were received with costs coming in at $1,331,014 (Iconergy) and $1,197,142 (Gratacon). The third bid was deemed unresponsive.

The total budgeted amount for this project is $1,040,000. Considering the proposals are both over budget, and that not included in the proposal cost is the County's expense in upgrading the building electrical service, FM is seeking direction on how to move forward with the project.

RECOMMENDED ACTION (Full Motion Language):

N/A

ALTERNATIVES:

N/A

FISCAL IMPACTS:

- PROPOSED REVENUE (if applicable): N/A
- CURRENT BUDGETED AMOUNT: $1,040,000
- PROPOSED EXPENDITURE: $1.2 - $1.3 million
- FUNDING SOURCE: 50530303 801219 / 805148
- SUPPLEMENTAL BUDGET NEEDED: N/A

LEGAL ISSUES:

N/A

CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

LIST OF ATTACHMENTS:

Iconergy Bid

Gratacon Bid

Iconergy Historic Courthouse Energy Analysis

DEPARTMENT HEAD INITIALS: MM

DATE: 4/6/2026

GRATACON
DREAM IT. BUILD IT. LOVE IT.

PROJECT PROPOSAL

PREPARED FOR
ROUTT COUNTY

SOLICITATION NUMBER 882
HISTORIC COURTHOUSE ELECTRIFICATION AND HVAC REPLACEMENT

720-970-4999 www.Gratacon.com Info@Gratacon.com

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GRATACON
DREAM IT. BUILD IT. LOVE IT.

Julie Kennedy
Purchasing Agent - Routt County
(970) 870-5316
jkennedy@co.routt.co.us

3/26/26

Dear Ms. Kennedy,

Gratacon is pleased to submit our proposal for the C Routt County Historic Courthouse Electrification and HVAC Replacement Project. We acknowledge receipt of addendums 1-4. Our team is perfectly aligned to the scope of t

Our team is uniquely positioned with some **key differentiators** for this project:

1. **Target value delivery** experts with 20 years of experience in design-build and design-assist delivery methodology. Though this project is not a design-build delivery, we will work with the design team to find the best value solutions for the project. See our deductive alternates for some areas we can support getting to a target value budget. A collaboration between Routt County, the Design Team, our Trade Partners, and Gratacon will **optimize the design and budget.**
2. Current and past experience working within **occupied facilities and in a within the City of Steamboat Springs as well as** various other customers. We will be executing a similar project for the City of Steamboat Springs across multiple of their facilities adjacent to this project.
3. The reach of our trade partner relationships extends beyond the boundaries of Steamboat to bring the best talent at the best value for **Routt County.**
4. **Versatile staff** that all come from deep backgrounds in facility management**, MEP system retrofits, building envelope and energy system upgrades,** as well as the expertise to complete any renovation or new-construction project needs.
5. Robust **safety and quality programs** that aim to elevate the industry and streamline project delivery for our customers by being exceptionally thorough, detail oriented, and **value optimized.**

We are grateful for the opportunity to be considered as your partner for the Electrification and HVAC Design-Build Contracting Services, and know that in collaboration with Routt County, we will be able to provide the highest level of value and facility optimization that will support a sustainable future for the Routt County. We are grateful for the opportunity to propose on the project and look forward to hearing from you soon.

With Gratitude,

Jessica Ostoyich
CEO | Gratacon
jessica.ostoyich@gratacon.com
303) 929 9873

QUALIFICATIONS AND CAPABILITY

PROJECT UNDERSTANDING AND APPROACH

It is our understanding that the Routt County is looking to enhance the overall energy efficiency and building performance of the historic courthouse facility and replacing aging equipment while facilities to support future energy initiatives and current HVAC and energy performance needs.

The current design elements for the project are relatively straight forward and complete from a design perspective. There are some options we should explore together to find some cost saving opportunities. The current overall project budget is standing at approximately $1.2M. The detailed project budget is attached behind our approach to the project.

The greatest **RISK TO THE PROJECT** is actually timing. Electrical gear and components have a 15% mark-up coming on April 15, which is currently before the award date. We have included the mark-up as part of the base-bid, but if there can be an expedited award, we could have a fighting chance to save those escalation increased.

Additionally, most material suppliers are only holding their pricing for 30 days which is right at the award date. With the current middle-east conflict, tariffs, and environmental challenges, getting to a procurement and release of equipment should be very high on the priority list. We have priced the project in today's dollars, with the known 15% material increase on electrical gear, but have not included any provisions for tariffs, war impacts, or unknown environmental pricing impacts. Should these become real, we will work with Routt County to provide the best possible solutions to keep the project costs and schedule intact.

Our approach to projects is to ensure we have the design basis and all logistics covered. We then work with our customers to understand if there are budget constraints that need some solutions or any additional desires if there is room within the budget. We operate open book and want to ensure you see us as an extension of your team and good stewards of the resources entrusted to both Routt County and Gratacon in partnership.

From a scheduling perspective, we anticipate this project will be **12 weeks in total duration.** We believe the work can be completed in 10 weeks, but understand there will be some collaboration and coordination when working in an operating facility and therefore account for the additional 2 weeks.

Electrical Scope of Work - 4 Weeks in total
Mechanical Work - 5 Weeks in total
Project Controls - 6-8 Weeks in total, overlapping with Mechanical
Test and Balance - 3 Weeks in total, 1 week prior to starting construction, 2 weeks post installation

As far as certainty of delivery goes, we encourage you to speak with our customers on how we have performed to date. Our goal is for you to **Dream it. Build it. Love it.**

PROJECT APPROACH & METHODOLOGY

The Scope of Work for the mechanical and electrical upgrades is relatively straight forward, but does require diligence in coordination with Routt County on system shutdowns and operational needs.

There are 4 primary areas of focus within the Project

1) Roof Top + Attic Access - 1 week
2) Mechanical Room - 4-6 weeks
3) North Entry Courtyard - 4 weeks
4) Full Facility - Balancing + CX - 3 weeks

Safety is our number one value and priority. Therefore, during each phase and focus area, we will have defined safety plans and parameters for how we will not only ensure everyone of our team members and partners go home safe, but how we ensure the safety of the public.

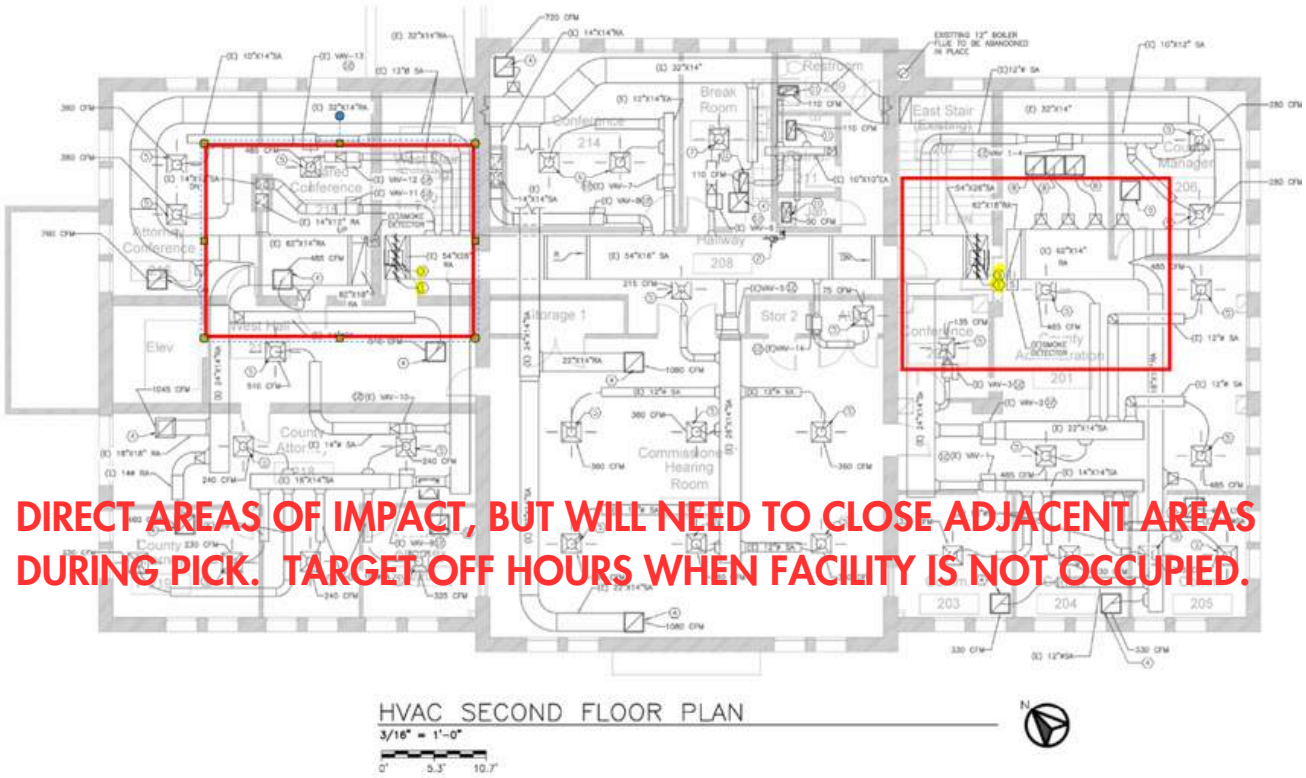
ROOF TOP + ATTIC ACCESS

The primary scope of work is removing the existing RTU's, connecting the new RTU's, adding new backdraft dampers, duct static pressure sensors, and duct access. This phase of work will create the most disruption to the occupants within the facility for a couple of reasons:

1) When picking the old and new RTU's, we will need to close down the space below/adjacent to the pick areas for access. The reason for this is purely for safety to ensure if there is an issue of any kind, we are not putting anyone in harms way. We are targeting a before hour/after hours/ weekend pick to accommodate this.

2) There will be team members accessing the attic over the spaces immediately above the highlighted areas below. We will coordinate exact dates and times as we get closer to the project starting, but this ultimately should be targeted around the middle of August based on equipment lead-times.

PROJECT APPROACH & METHODOLOGY



MECHANICAL ROOM

The mechanical room will have the greatest amount of work duration and sequencing. This space requires coordination of disconnect and removal of existing systems, extension of equipment pad prior to seeing the new systems, flush and refilling of systems, addition of pumps, and is a tight space for that coordination!

Additionally, we will be accessing this space during the test and balance and commissioning phase.

PROJECT APPROACH & METHODOLOGY

NORTH COURTYARD

We will tie into the new transformer once it is set and pull 6 sets of 4#400KCM + conduits to the 2000A MCB. During this phase, we will be using a hydrovac truck to excavate for our utility trench up to the new MCB. Hydrovac is the safest way to complete the utility runs as there are existing utilities adjacent. We will patch back the trench with proper fill and landscaping/asphalt patching.

During this work, we will be limiting access to the north entry, but will maintain accessibility for those needing it.

From there we will coordinate the exact locations of all gear with the facilities team and engineering and will set panels, run conduit, pull wire, and terminate.

There will be a shutdown that will need to be coordinated for tying in the utilities. Lock-Out Tag-Out procedures will be followed on all systems through the duration of the project to ensure the safety of all team members working on and around the systems.

Disruption avoidance plans and methods of procedures will be used for all utility connection/tie-ins and a walk down of the facility with the greater team will be part of the planning to ensure we understand the full impact and notify users of potential impacts.

TEST/BALANCE & COMMISSIONING

During this phase we will be accessing nearly every space within the facility to balance/rebalance the entire air and hydronic systems. We will also do a preread before starting any work in the facility to ensure we understand the starting conditions and any issues that may be present before new work begins.

We will coordinate all activities with the Routt County team and ensure a smooth and FUN project!

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

TOTAL MATERIAL COST		$ 922,350
TOTAL LABOR COST		$ 89,653
SUBTOTAL		$ 1,012,003
SALES TAX		$ -
LABOR BURDEN	10.00%	$ 8,965
INSURANCE + BONDING	3.40%	$ 34,713
CONTINGENCY	5.00%	$ 52,784
OH+P	8.00%	$ 88,677
PROPOSED PROJECT AMOUNT		**$ 1,197,142**
TOTAL MANHOURS		**726.35**

DATE	PROJECT NAME	SCOPE OF WORK	PROJECT LOCATION
3/26/2026	ROUTT COUNTY	COMPLETE SCOPE	522 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
	DIV. 01	**GENERAL REQUIREMENTS**	**SUBTOTAL MATERIAL**		**$ 45,388**			**SUBTOTAL LABOR**		**$ 82,092**		**$ 127,480**	**$ 157,223**
1	M1.01-E2.04	PERMITS, SITE SUPERVISION, FINAL CLEANUP & DUMPSTER	LS	1	$5,696.48	$5,637.76						$5,637.76	
		SITE SUPERVISION	HR	480				480.00	$135.00		$64,800.00	$64,800.00	
		SUBSISTENCE	WK	12	$2,550.00	$30,600.00						$30,600.00	
		SAFETY	WK	12	$150.00	$1,800.00	4.000	48.00	$119.00		$5,712.00	$7,512.00	
		ENVIRONMENTAL CONTROLS (INDOOR + OUTDOOR)	WK	12	$150.00	$1,800.00	4.000	48.00	$96.50		$4,632.00	$6,432.00	
		MOVE FURNITURE/ETC. TO FACILITATE OH WORK	WK	12	$75.00	$900.00	4.000	48.00	$96.50		$4,632.00	$5,532.00	
		CLEAN OF SPACES AFTER WORK COMPLETE	WK	12	$25.00	$300.00	2.000	24.00	$96.50		$2,316.00	$2,616.00	
		DUMPSTER	MO	3	$1,100.00	$3,300.00						$3,300.00	
2		PORT-A-LETS	MO	3	$350.00	$1,050.00						$1,050.00	
	DIV. 02	**EXISTING CONDITIONS**	**SUBTOTAL MATERIAL**		**$ -**			**SUBTOTAL LABOR**		**$ 6,017**		**$ 6,017**	**$ 7,645**
		MEP DEMOLITION											
3		REMOVE NATURAL GAS PIPING SERVING THE UNITS TO BE REPLACED. GAS PIPING SERVING THE REMAINING GAS FIRED UNITS ON THE ROOF TO REMAIN.	EA	2			5.000	10.00	$96.50	$482.50	$965.00	$965.00	
4		4: EXISTING NG PIPING TO BOILER TO BE REMOVED. CAP PIPE AT BRANCH GOING TO BOILER	LF	14			0.065	0.93	$96.50	$6.27	$89.95	$89.95	
5		5: EXITSING BOILER FLUE TO BE REMOVED. FLUE SECTION IN SHAFT TO BE REMOVED IF POSSIBLE AND ROOFING CONTRACTOR TO PATCH THE ROOF OPENING.	LF	11			0.065	0.74	$96.50	$6.27	$71.51	$71.51	
6		6: EXISTING BOILER COMBUSTION AIR DUCT TO BE REMOVED	LF	8			0.095	0.74	$96.50	$9.17	$71.69	$71.69	
7		7: EXISTING GAS FIRED BOILER TO BE REMOVED	EA	1			8.000	8.00	$96.50	$772.00	$772.00	$772.00	
8	M1.01-E2.04	9: EXISTING EXPANSION TANK, GLYCOL FEEDER, AND AIR SEPARATOR TO REMAIN. EXISTING EXPANSION TANK BLADDER TO BE REPLACED.	EA	3			2.000	6.00	$96.50	$193.00	$579.00	$579.00	
9		10: PIPING TO BE REMOVED	LF	15			0.065	0.98	$96.50	$6.27	$94.90	$94.90	
10		REMOVE EXISTING RTU	EA	2			8.000	16.00	$96.50	$772.00	$1,544.00	$1,544.00	
11		REMOVE EXISTING DISCONNECT SWITCHES	EA	2			0.225	0.45	$96.50	$21.71	$43.43	$43.43	
12		DISCONNECT AND REMOVE ALL ELECTRICAL ITEMS ASSOCIATED WITH BOILER	EA	1			8.000	8.00	$96.50	$772.00	$772.00	$772.00	
13		2: DEMOLISH EXISTING CONDUCTORS BACK TO PANELBOARD SERVING ROOFTOP UNIT. TURN OFF CIRCUIT BREAKER AND LABEL AS SPARE.	EA	2			4.000	8.00	$96.50	$386.00	$772.00	$772.00	
14		EXISTING 12” BOILER FLUE TO BE ABANDONED IN PLACE	EA	1			2.500	2.50	$96.50	$241.25	$241.25	$241.25	
	DIV. 07	**ROOF + ROOFING REPAIRS**	**SUBTOTAL MATERIAL**		**$ 4,750**			**SUBTOTAL LABOR**		**$ -**		**$ 4,750**	**$ 5,537**
		ROOFING TIE-IN AT CURBS	EA	3	$750.00	$2,250.00						$2,250.00	
		ROOF REPAIR ALLOWANCE	ALLOW	1	$2,500.00	$2,500.00						$2,500.00	
	DIV. 23	**HEATING, VENTILATION AND AIR CONDITIONING (HVAC)**	**SUBTOTAL MATERIAL**		**$ 602,827**			**SUBTOTAL LABOR**		**$ 1,544**		**$ 123,254**	**$ 143,839**
15		**CHECK & REBALANCE - TAB SERVICES PROPOSAL (1 WEEK + 2 WEEKS)**	LS	1	$29,000.00	$29,000.00						$29,000.00	

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

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TOTAL LABOR COST		$ 89,653
SUBTOTAL		$ 1,012,003
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LABOR BURDEN	10.00%	$ 8,965
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					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
16		1: REBALANCE DIFFUSER OR REGISTER TO 195 CFM	EA	1									
17		1: REBALANCE DIFFUSER OR REGISTER TO 290 CFM	EA	1									
18		1: REBALANCE DIFFUSER OR REGISTER TO 350 CFM	EA	3									
19		1: REBALANCE DIFFUSER OR REGISTER TO 390 CFM	EA	1									
20		2: RETURN GRILLES ARE NOT SHOWN TO HAVE DAMPERS. TAB CONTRACTOR TO CHECK FOR DAMPERS IN THE BRANCH ASSOCIATED WITH THE RETURN GRILLE AND BALANCE TO CFM SHOWN IF ONE EXISTS. **CFM SHOWN: 195**	EA	1									
21		2: RETURN GRILLES ARE NOT SHOWN TO HAVE DAMPERS. TAB CONTRACTOR TO CHECK FOR DAMPERS IN THE BRANCH ASSOCIATED WITH THE RETURN GRILLE AND BALANCE TO CFM SHOWN IF ONE EXISTS. **CFM SHOWN: 290**	EA	1									
22		2: RETURN GRILLES ARE NOT SHOWN TO HAVE DAMPERS. TAB CONTRACTOR TO CHECK FOR DAMPERS IN THE BRANCH ASSOCIATED WITH THE RETURN GRILLE AND BALANCE TO CFM SHOWN IF ONE EXISTS. **CFM SHOWN: 390**	EA	1									
23		2: RETURN GRILLES ARE NOT SHOWN TO HAVE DAMPERS. TAB CONTRACTOR TO CHECK FOR DAMPERS IN THE BRANCH ASSOCIATED WITH THE RETURN GRILLE AND BALANCE TO CFM SHOWN IF ONE EXISTS. **CFM SHOWN: 1050**	EA	1									
24		6: 360 CFM DIFFUSER AIRFLOW, REBALANCE DIFFUSER TO THIS CFM	EA	2									
25		7: 345 CFM DIFFUSER AIRFLOW, REBALANCE DIFFUSER TO THIS AIRFLOW	EA	1									
26		10: 345 CFM THROUGH EXISTING TRANSFER GRILLE	EA	1									
27		11. REBALANCE EXHAUST REGISTER TO 50 AIRFLOW	EA	1									
28		11. REBALANCE EXHAUST REGISTER TO 110 AIRFLOW	EA	3									
29		DIFFUSER OR REGISTER TO BE REBALANCED TO 75 CFM	EA	1									
30		DIFFUSER OR REGISTER TO BE REBALANCED TO 135 CFM	EA	1									
31		DIFFUSER OR REGISTER TO BE REBALANCED TO 215 CFM	EA	1									
32		DIFFUSER OR REGISTER TO BE REBALANCED TO 230 CFM	EA	2									
33		DIFFUSER OR REGISTER TO BE REBALANCED TO 240 CFM	EA	3									
34		DIFFUSER OR REGISTER TO BE REBALANCED TO 245 CFM	EA	2									
35		DIFFUSER OR REGISTER TO BE REBALANCED TO 325 CFM	EA	1									
36		DIFFUSER OR REGISTER TO BE REBALANCED TO 330 CFM	EA	2									
37		DIFFUSER OR REGISTER TO BE REBALANCED TO 360 CFM	EA	6									
38		DIFFUSER OR REGISTER TO BE REBALANCED TO 380 CFM	EA	2									
39		DIFFUSER OR REGISTER TO BE REBALANCED TO 485 CFM	EA	5									
40		DIFFUSER OR REGISTER TO BE REBALANCED TO 510 CFM	EA	1									
41		4: TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN: 110**	EA	1									

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

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42	M1.01-E2.04	4: TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN: 330**	EA	2									
43		4: TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN: 460**	EA	1									
44		4: TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN: 485**	EA	2									
45		4: TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN: 510**	EA	1									
46		4: TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN: 1045**	EA	1									
47		4: TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN: 1080**	EA	2									
48		4: TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN:720**	EA	1									
49		8: 650 CFM RETURN AIRFLOW, TAB CONTRACTOR TO CHECK FOR BALANCE DAMPER IN ASSOCIATED RETURN BRANCH AND BALANCE TO THIS AIRFLOW IF ONE EXISTS	EA	3									

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

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					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
50		9: 560 CFM RETURN AIRFLOW, TAB CONTRACTOR TO CHECK FOR BALANCE DAMPER IN ASSOCIATED RETURN BRANCH AND BALANCE TO THIS AIRFLOW IF ONE EXISTS.	EA	1									
51		TAB CONTRACTOR TO CHECK FOR A BALANCE DAMPER IN THE ASSOCIATED RETURN BRANCH OF THIS RETURN GRILLE. IF ONE EXISTS THEN BALANCE TO THE AIRFLOW SHOWN. **CFM SHOWN: 760**	EA	1									
		EXISTING VAV BOXES											
52		VAV-1: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **TYPE: SINGLE DUCT** **DESIGN CFM: 1150** **MIN CFM: 345** **HTG CFM: 625**	EA	1									
53		VAV-2: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **TYPE: SINGLE DUCT** **DESIGN CFM: 1940** **MIN CFM: 580** **HTG CFM: 720**	EA	1									
54		VAV-3: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **TYPE: SINGLE DUCT** **DESIGN CFM: 135** **MIN CFM: 50** **HTG CFM: 50**	EA	1									
55		VAV-4: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 560** **MIN CFM: 170** **HTG CFM: 385**	EA	1									

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

TOTAL MATERIAL COST		$ 922,350
TOTAL LABOR COST		$ 89,653
SUBTOTAL		$ 1,012,003
SALES TAX		$ -
LABOR BURDEN	10.00%	$ 8,965
INSURANCE + BONDING	3.40%	$ 34,713
CONTINGENCY	5.00%	$ 52,784
OH+P	8.00%	$ 88,677
PROPOSED PROJECT AMOUNT		**$ 1,197,142**
TOTAL MANHOURS		**726.35**

DATE	PROJECT NAME	SCOPE OF WORK	PROJECT LOCATION
3/26/2026	ROUTT COUNTY	COMPLETE SCOPE	522 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
56	M1.01-E2.04	VAV-5: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 2375** **MIN CFM: 715** **HTG CFM: 920**	EA	1									
57		VAV-6: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 345** **MIN CFM: 105** **HTG CFM: 170**	EA	1									
58		VAV-7: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 720** **MIN CFM: 250** **HTG CFM: 400**	EA	1									
59		VAV-8: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 1050** **MIN CFM: 315** **HTG CFM: 535**	EA	1									
60		VAV-9: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 1505** **MIN CFM: 450** **HTG CFM: 790**	EA	1									
61		VAV-10: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 510** **MIN CFM: 155** **HTG CFM: 220**	EA	1									

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

TOTAL MATERIAL COST		$ 922,350
TOTAL LABOR COST		$ 89,653
SUBTOTAL		$ 1,012,003
SALES TAX		$ -
LABOR BURDEN	10.00%	$ 8,965
INSURANCE + BONDING	3.40%	$ 34,713
CONTINGENCY	5.00%	$ 52,784
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DATE	PROJECT NAME	SCOPE OF WORK	PROJECT LOCATION
3/26/2026	ROUTT COUNTY	COMPLETE SCOPE	522 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
62		VAV-11: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 875** **MIN CFM: 265** **HTG CFM: 510**	EA	1									
63		VAV-12: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 485** **MIN CFM: 145** **HTG CFM: 400**	EA	1									
64		VAV-13: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 760** **MIN CFM: 230** **HTG CFM: 430**	EA	1									
65		VAV-14: TAB CONTRACTOR TO REBALANCE THE WATER AND AIR FLOW RATES FOR THE VAV BOXES.MECHANICAL CONTRACTOR TO CLEAN THE STRAINERS AND COILS AT EACH VAV BOX. **DESIGN CFM: 75** **MIN CFM: 0** **HTG CFM: N/A**	EA	1									
		BUILDING AUTOMATION SYSTEM - LONG TECHNOLOGIES											
66		EXISTING LONG TRIDIUM BAS UPDATE GRAPHICS ON THE EXISTING CUSTOMER BAS WORKSTATION 8 HOURS ONSITE OWNER TRAINING ENGINEERED DRAWING SUBMITTALS, O&M'S UPDATE EXISTING LONG TEMPERATURE CONTROL DRAWINGS SYSTEM PROGRAMMING, CX, CHECKOUT - 32 HOURS OF CX SUPPORT PROJECT MANAGEMENT, SUPERVISION, INSTALLATION 1 YEAR PARTS AND LABOR WARRANTY	LS	1	$90,210.00	$90,210.00						$90,210.00	
		HVAC TRADE PARTNER - TOLIN MECHANICAL	LS	1	$472,916.95	$472,916.95							
		BOILER											

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

TOTAL MATERIAL COST		$ 922,350
TOTAL LABOR COST		$ 89,653
SUBTOTAL		$ 1,012,003
SALES TAX		$ -
LABOR BURDEN	10.00%	$ 8,965
INSURANCE + BONDING	3.40%	$ 34,713
CONTINGENCY	5.00%	$ 52,784
OH+P	8.00%	$ 88,677
PROPOSED PROJECT AMOUNT		**$ 1,197,142**
TOTAL MANHOURS		**726.35**

DATE	PROJECT NAME	SCOPE OF WORK	PROJECT LOCATION
3/26/2026	ROUTT COUNTY	COMPLETE SCOPE	522 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
67	M1.01-E2.04	B-1: ELECTRIC BOILER SERVICE: HYDRONIC HOT WATER MFR: LAARS MODEL: EB-300-480X SIZE: 36X26X56 OPERATING WT: 735 LBS DESIGN FLOW: 102 GPM NUMBER OF HEATING ELEMENTS: 15	EA	1									
68		B-2: ELECTRIC BOILER SERVICE: HYDRONIC HOT WATER MFR: LAARS MODEL: EB-300-480X SIZE: 36X26X56 OPERATING WT: 735 LBS DESIGN FLOW: 102 GPM NUMBER OF HEATING ELEMENTS: 15	EA	1									
		NOTES: **1. PROVIDE BOILER WITH INDIVIDUALLY CHANGEABLE ELEMENTS AND LIFTING LUGS** **2. PROVIDE WITH INTEGRATED BACnet CONNECTIVITY OVER IP** **4. PROVIDE 50 PSI RELIEF VALVE FOR THE BOILER** **5. PROVIDE UNIT WITH HIGH LIMIT RESET FUNCTION** **6. PROVIDE UNIT WITH LOW WATER CUTOFF FUNCTION** **7. PROVIDE UNIT WITH FUSE PROTECTION FOR EACH HEATING STAGE** **8. PROVIDE UNIT WITH EMERGENCY SHUTOFF CONTACT** **9. BOILER SHALL BE CAPABLE OF POWER LIMITING AND PEAK LOAD CONTRO** **10. PROVIDE PHASE MONITOR FOR BOILERS**											
69		EXTEND HOUSEKEEPING PADS	EA	1	$2,500.00	$2,500.00	16.000	16.00	$96.50	$1,544.00	$1,544.00	$4,044.00	
		SENSORS											
70	M1.01-E2.04	DUCT STATIC PRESSURE SENSOR FOR FAN CONTROL IN BOTH RTU	EA	1	$168.88	$168.88							
71		BAS TEMP SENSOR FOR MONITORING	EA	5	$91.68	$458.38							
72		FACTORY BOILER INLET TEMP SENSOR	EA	2	$115.80	$231.60							
73		FACTORY BOILER OUTLET TEMP SENSOR	EA	2	$115.80	$231.60							
74		INSTALL NEW TEMP SENSOR FOR NEW SYSTEM SUPPLY IN EXISTING THERMOWELL	EA	1	$86.85	$86.85							
		ROOFTOP UNIT											

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

TOTAL MATERIAL COST		$ 922,350
TOTAL LABOR COST		$ 89,653
SUBTOTAL		$ 1,012,003
SALES TAX		$ -
LABOR BURDEN	10.00%	$ 8,965
INSURANCE + BONDING	3.40%	$ 34,713
CONTINGENCY	5.00%	$ 52,784
OH+P	8.00%	$ 88,677
PROPOSED PROJECT AMOUNT		**$ 1,197,142**
TOTAL MANHOURS		**726.35**

DATE	PROJECT NAME	SCOPE OF WORK	PROJECT LOCATION
3/26/2026	ROUTT COUNTY	COMPLETE SCOPE	522 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
75	M1.01-E2.04	RTU-1,RTU-2: ROOFTOP UNIT TYPE: DX SERVICE: COURTHOUSE VAV BOXES MFR: TRANE MODEL: WHK210 SIZE: 10.25' x 7.25' x 4.92' OPERATING WT: 2588 LBS MCA/MOCP: 105/110 AMPS OUTSIDE AIR: 1250 CFM	EA	2									
		NOTES: **1. PROVIDE UN IT WITH FACTORY-MOUNTED DISCONN ECT SWITCH FOR SINGLE-POINT POWER CONNECTION** **2. PROVIDE UNIT WITH 2" PLEATED MERV 8 FILTERS** **3. PROVIDE FACTORY UNIT CONTROLS WITH BACnet/IP CONNECTIVITY** **4. PROVIDE WITH HIGH STATIC FAN KIT** **5. PROVIDE UNIT WITH LOW LEAK DOWNFLOW DRY BULB ECONOMIZERAND POWER EXHAUST ASSEMBLY** **6. PROVIDE UNIT WITH COMPRESSOR CRANKCASE HEATERS** **7. PROVIDE UNIT WITH CUSTOMER CONNECTION MODULE** **8. PROVIDE PHASE MONITOR FOR UNIT** **9. ELECTRIC AUXILIARY HEAT FOR UNITS SHALL BE EQUIPPED WITH SCR CONTROL** **10. PROVIDE UN IT WITH HOT GAS BYPASS VALVE** **11. PROVIDE UN IT WITH CURB ADAPTOR TO MAKE THE UN IT COMPATIBLE WITH THE EXISTING CURB**											
		PUMPS											
76	M1.01-E2.04	BP-1,BP-2:INLINE TYPE PUMP W/1760 RPM MOTOR IMP DIA: 5.55 IN SERVICE: HYDRONIC HOT WATER MFR: TACO MODEL: 1935 FLUID: 30% PG GPM: 102	EA	2									
		BACKDRAFT DAMPER											
77	M1.01-E2.04	D-1,D-2: BACKDRAFT DAMPER MFR: GREENHECK MODEL: EM-42 FRAME MATERIAL: EXTRUDED ALUMINIUM BLADE MATERIAL: IN-LINE AXLE LINKAGE MATERIAL: 304 SS OPERATION TYPE: FIXED SIZE: 16" x 54"	EA	2									

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

TOTAL MATERIAL COST		$ 922,350
TOTAL LABOR COST		$ 89,653
SUBTOTAL		$ 1,012,003
SALES TAX		$ -
LABOR BURDEN	10.00%	$ 8,965
INSURANCE + BONDING	3.40%	$ 34,713
CONTINGENCY	5.00%	$ 52,784
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DATE	PROJECT NAME	SCOPE OF WORK	PROJECT LOCATION
3/26/2026	ROUTT COUNTY	COMPLETE SCOPE	522 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
		CONDENSATE DRAIN PIPE											
78	M1.01-E2.04	COPPER TYPE L CONDENSATE DRAIN PIPE AT ROOF **NOTE: PROVIDE PROPER SUPPORT FOR CONDENSATE PIPING ROUTED ON ROOF**	LF	74									
		VALVES											
79	M1.01-E2.04	ASME RELIEF VALVE	EA	2									
80		BUTTERFLY VALVE	EA	4									
81		CALIBRATED BALANCING VALVE	EA	2									
82		CHECK VALVE	EA	2									
		MISC.											
83	M1.01-E2.04	MAGNETIC PARTICLE FILTER	EA	2	$144.75	$289.50							
84		STRAINER	EA	2	$96.50	$193.00							
85		THERMOMETER	EA	4	$60.31	$241.25							
86		THERMOWELL	EA	5	$434.25	$2,171.25							
87		8"X18" DUCT ACCESS DOOR MOUNTED UPSTREAM AND DOWNSTREAM OF NEW BACKDRAFT DAMPERS.	EA	2	$434.25	$868.50							
88		PROVIDE CURB ADAPTOR TO FIT NEW UNIT TO THE EXISTING CURB.	EA	2	$603.13	$1,206.25							
89		RE-GLUE THE LINED DUCTWORK INSULATION LEADING EDGE IN THE SUPPLY AND RETURN DUCT DROPS.	EA	2	$361.88	$723.75							
90		1: MECHANICAL CONTRACTOR TO ASSESS EXISTENCE AND LOCATION OF AN EPO SWITCH FOR THE BOILER SYSTEM. IF NO SWITCH EXISTIS THEN THE CONTRACTOR SHALL ADD A NEW EPO SWITCH TO BE WIRED BY THE ELECTRICAL CONTRACTOR AND LOCATE IT BY THE MECHANICAL ROOM ENTRANCE. IF THERE IS AN EXISTING SWITCH IT SHALL BE TESTED FOR FUNCTIONALITY AND USED FOR EMERGENCY SHUTOFF OF THE NEW BOILERS.	ALLOW	1	$750.00	$750.00							
87		3: VERIFY THAT EXISTING FIRE/SMOKE DAMPERS ARE FUNCTIONAL AS PART OF TEST AND BALANCE OF EXISTING SYSTEMS.	EA	2	$289.50	$579.00							
	DIV. 26	**ELECTRICAL**	**SUBTOTAL MATERIAL**		**$ 269,386**			**SUBTOTAL LABOR**		**$ -**		**$ 269,386**	**$ 314,023**
91		**ELECTRICAL TRADE PARTNER - CENTRAL ELECTRIC**	LS	1	$220,085.65	$220,085.65						$220,085.65	
92	M1.01-E2.04	1: PROVIDE NEW CONTACTOR AT BOILER INTERLOCKED WITH EPO TO SHUTDOWN BOILERS UPON EPO BUTTON ACTIVATION.	EA	2									
		UTILITY TRANSFORMER											
	M1.01-E2.04	1500 KVA UTILITY TRANSFORMER - BY ROUTT COUNTY	NIC										
		SWITCHES											
93	M1.01-E2.04	DISCONNECT 400AS/225AF	EA	2									
94		DISCONNECT 400AS/250AF	EA	2									
95		NEMA 3R FUSED DISCONNECT 200AS/110AF	EA	2									
96		HARD WIRED EPO SWITCH	EA	1									

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

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LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
		PANELBOARDS											
97	M1.01-E2.04	MSB PANEL W/2000A W/277/480V,3P,4W, 65KAIC NEMA 3R	EA	1									
98		MODIFY EXISTING PANELBOARD CC **NEW CIRCUIT BREAKER: 15/3**	EA	1									
		CONNECTIONS											
99	M1.01-E2.04	BOILER PRIMARY CONNECTION **NOTE: 4#250KCM, 1#4G, 2-1/2" C**	EA	2									
100		BOILER PUMP CONNECTION **NOTE: 3#12, 1#12G, 3/4"C**	EA	2									
101		BOILER SECOND CONNECTION **NOTE: 4#4/0, 1#4G, 2-1/2"C**	EA	2									
102		ROOFTOP UNIT CONNECTION **NOTE: 4#1, 1#6G, 1- 1/2"C**	EA	2									
	SUPPORT WORK	HYDROVAC EXCAVATION + LANDSCAPE/ASPHALT PATCHBACK	LS	1	$8,800.00	$8,800.00						$8,800.00	
		FIRE ALARM											
103		ALLOWANCE FOR FIRE ALARM CONNECTION/DISCONNECT	LS	1	$12,000.00	$12,000.00						$12,000.00	
		MISC. ALLOWANCE											
104		AFTER HOURS WORKS	ALLOWANCE	1	$10,000.00	$10,000.00						$10,000.00	
		WEATHER IMPACTS - ROOF SEAL + DOWNTIME, ETC.	ALLOWANCE	1	$12,000.00	$12,000.00						$12,000.00	
		PIPE AND EQUIPMENT LABELS	ALLOWANCE	1	$1,500.00	$1,500.00						$1,500.00	
103		AS-BUILT DRAWINGS	ALLOWANCE	1	$5,000.00	$5,000.00						$5,000.00	

BID ALTERNATE

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
	ALTERNATE #	**ALTERNATE SCOPE**	**SUBTOTAL MATERIAL**		**$ (167,158)**			**SUBTOTAL LABOR**		**$ -**		**$ (167,158)**	**$ (194,856)**
	ALT-1	**BOILER**											

CONSTRUCTION COST ESTIMATE BREAKDOWN

GRATACON

200 UNION BLVD, SUITE G12 - LAKEWOOD, CO 80228

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TOTAL LABOR COST		$ 89,653
SUBTOTAL		$ 1,012,003
SALES TAX		$ -
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DATE	PROJECT NAME	SCOPE OF WORK	PROJECT LOCATION
3/26/2026	ROUTT COUNTY	COMPLETE SCOPE	522 LINCOLN AVE, STEAMBOAT SPRINGS, CO 80487

LINE NO.	DWG REF./ CSI SEC.	ITEM DESCRIPTION	UNIT OF MEASURE	QUANTITY	MATERIAL		LABOR					LINE TOTAL	TRADE TOTAL W/ S.TAX, O&P
					UNIT PRICE	TOTAL COST	UNIT LABOR HOUR	LABOR HOURS	LABOR RATE	UNIT PRICE	TOTAL COST		
100	M1.01-E2.04	ALT-B1: ELECTRIC BOILER - PROVIDE (1) ELECTRIC BOILER IN LIEU OF (2) LAARS BOILERS MFR: AERCO MODEL: BMK-E576 SIZE: 56" x 34" x 78" SERVICE: HYDRONIC HOT WATER MBH: 1965 CAPACITY: 140 GAL. DESIGN FLOW: 160 GPM NUMBER OF HEATING ELEMENTS; 32 NO OF STAGES: 10 OPERATING WT: 1700 LBS	LS	1	($50,000.00)	($50,000.00)						($50,000.00)	
		GLYCOL											
101		REFILL SYSTEM WITH RETAINED GLYCOL VS. NEW	GALLONS	-115	$41.33	($4,752.95)						($4,752.95)	
		ALUMINUM CONDUCTORS											
103		PROVIDE ALUMINUM CONDUCTORS IN LIEU OF COPPER	LS	-1	$18,000.00	($18,000.00)						($18,000.00)	
		ELECTRICAL GEAR RELEASE											
107	M1.01-E2.04	APPROVE AND RELEASE ELECTRICAL GEAR BEFORE 4/15 PRICE INCREASE	LS	-1	$12,985.00	($12,985.00)						($12,985.00)	
		MISC ALLOWANCES											
108	M1.01-E2.04	NO AFTERHOURS WORK	ALLOW	-1	$10,000.00	($10,000.00)						($10,000.00)	
		FIRE ALARM TARGETED SAVINGS	ALLOW	-1	$6,000.00	($6,000.00)						($6,000.00)	
		EFFICIENCY FOR OVERLAP OF COMMISSIONING TO COMPRESS OVERALL PROJECT SCHEDULE TO 10 WEEKS VS 12	ALLOW	-1	$15,420.00	($15,420.00)						($15,420.00)	
		CONTINGENCY - LIMIT CONTINGENCY USAGE - RETURN TO CUSTOMER	ALLOW	-1	$50,000.00	($50,000.00)						($50,000.00)	
		DAIKIN RTU'S VS. TRANE				TBD							
109													
110													
111													

QUALIFICATIONS

Gratacon is a certified **woman-owned-small-business general contractor** (WOSB/MWBE) headquartered in **Lakewood, CO** with a team that brings decades of experience in managing a wide variety of complex project including retrofits/renovations and ground-up new builds. Our team members have worked with some of the most complex clients in industries such as federal contracting, food & beverage, life sciences, civic and mission-critical facilities.

Though **Gratacon was formed in 2024**, our experienced team has decades of industry engagement with some of the most reputable large general contractors in the Denver market. Our CEO, Jessica Ostoyich, formed Gratacon with the goal of bridging the gap for clients on projects of small and mid-range scale, delivering a boutique personalized service while possessing large-scale expertise.

One of the goals of our business is to remove waste and inefficiencies in design and construction, so that we are delivering the absolute best value at the highest quality products to our customers. We invest in technologies that streamline our, communication, project management and document control and uniquely structure our staff to deliver only the right expertise at the right time and eliminate unnecessary overhead and burden to the project. We embrace the three R's: Recycle, Reuse, and Repurpose and are stewards of every resource we are entrusted with.

We take initiative, embrace innovation, and consistently push boundaries to elevate our work, team, and industry. Leading the way isn't just about making things happen—it's about inspiring others, taking purposeful action with integrity, and delivering results that matter.

Our team is driven by a commitment to excellence and integrity, ensuring that every project we take on exceeds expectations. We are more than just builders; we are partners who understand the complexities of construction and the value of building others. By nurturing relationships, responsibly managing resources, and investing in the well-being of our people and the communities we serve, we ensure that our impact is positive, lasting, and meaningful.

OUR MISSION

At Gratacon, we are dedicated to transforming the construction industry through unparalleled excellence and innovative solutions. As a proud woman-owned business, we are committed to elevating standards and setting new benchmarks with every project. Our mission is to deliver exceptional quality, foster a culture of integrity and collaboration, and create lasting impact through our dedication to supporting our customers' businesses and the community. Our goal is to help you **dream it, build it, and love it** – creating not just structures, but lasting relationships and a legacy of excellence in everything we do.

QUALIFICATIONS AND CAPABILITY

SCOPE OF SERVICES - GRATACON

Summary of Services Offered

Gratacon provides comprehensive preconstruction and construction services that support the full project lifecycle, from early planning and design through construction, commissioning, and warranty support.

Design and Preconstruction Phase

Gratacon will work closely with Routt County and the design team immediately upon award to ensure all design elements are as they should be and any alternate selections are prioritized. Long lead equipment and impending escalation will drive the need for early and complete collaboration.

Preconstruction responsibilities include:

- Early design collaboration and scope definition
- Constructability and maintainability reviews
- Budget development and value analysis
- Phasing strategies for occupied facilities
- Schedule development and planning

Construction Phase

During construction, Gratacon will serve as the single point of responsibility for execution, coordination, and site management. We manage procurement, subcontractors, safety, quality control, and schedule performance while maintaining close communication with County stakeholders and facility staff.

Construction responsibilities include:

- Procurement of materials and equipment
- On-site construction management and supervision
- Safety planning and enforcement
- Quality control and inspection coordination
- Schedule management and progress reporting
- Coordination of trades, Owner and other stakeholders

Closeout and Warranty Support

Gratacon will remain engaged through project closeout and the warranty period to ensure a smooth transition and reliable system performance. We manage closeout documentation, coordinate final acceptance, and support warranty-related issues in a timely and responsive manner.

Closeout and Warranty responsibilities include:

- Closeout management and documentation
- Coordination of final inspections and acceptance
- Warranty administration and issue resolution
- Ongoing support during the warranty period

Our focus is on delivering durable systems and standing behind our work, providing the County with confidence that projects will continue to perform as intended after construction is complete.

KEY PERSONNEL

PROJECT TEAM & SUBCONTRACTOR SELECTION METHODS

Attached you will find resumes for key team members. Additional team members will provide support as needed for each project scope of work.

The personnel logistics will be specific to each individual project and timing. We will utilize the right team members for the specific project.

- Jessica Ostoyich will remain consistent throughout the life of the design and construction for continuity throughout.
- Steve, José, Ryan and Ty will support different stages of the project both in preconstruction planning, preconstruction contracting and procurement, and onsite construction management when physical work is taking place.

We solicited highly qualified trade partners to support the project scopes and are leading with the following partners for this project.

ELECTRICAL - Central Electric
MECHANICAL - Tolin Mechanical
CONTROLS - Long Technologies
TEST and BALANCE - TAB Services

Additional proposals were received and are attached for your use. We will always share any of the information and proposal we receive so the County can make the best determination of right partnerships for your needs (sometimes long-term maintenance contracts play into projects like these and that becomes a factor of best value award).

Jessica Ostoyich

jessica.ostoyich@gratacon.com
720-970-4999

President and CEO

Jessica is a dynamic leader in commercial construction with nearly two decades of experience managing complex projects and building high-performing teams. She is well known as a hands-on leader in with unwavering commitment to both her projects and her community. Her expertise in delivering world-class solutions, Jessica excels in turning concepts into reality while fostering strong client relationships. She is passionate about creating a best-in-class workplace, mentoring industry professionals, and driving excellence through injury-free, defect-free, and claim-free project execution. Her vision extends beyond construction, she is building more than projects—she's building a company that makes a lasting impact.

Community Involvement

- Firefly Autism (Board of Directors, Volunteer, Donor)
- Authentic Life Church (Youth Mentor, Volunteer, Donor)
- Mile High Youth Corp (Volunteer)
- Leadership Denver Class of 2024
- Access Denver Class of 2020
- Eagle Mountain Chamber of Commerce Board of Directors – 2018-2020
- ASCE – National Concrete Canoe Committee 2016 -2018
- Girls, Inc. (Volunteer)
- Habitat for Humanity (Volunteer)
- Metro Care Ring (Volunteer and Donor)
- Mount Saint Vincent Home (Volunteer and Donor)
- Ronald McDonald House (Volunteer)
- Boys and Girls Club (Volunteer & Donor)
- Denver Rescue Mission (Volunteer and Donor)
- Transportation & Construction Girl (Volunteer)
- United Way (Volunteer & Donor)

Industry Experience

July 2024 - Present | President and CEO | Gratacon

While steering the company's growth and operations, Jessica remains deeply engaged with clients and projects, working alongside her team and ensuring no detail is overlooked. Jessica's leadership is rooted in her commitment to relationships by building trust with clients, mentoring industry professionals, and fostering a culture where excellence and integrity define every project.

June 2006- July 2024 | Various | Mortenson Construction

Jessica began her career at Mortenson Construction quickly proving herself as a skilled and driven leader. Over 18 years, she rose through the ranks from Field Engineer to Market Director gaining hands-on experience in every phase of project execution. She led complex, large-scale commercial projects across multiple industries, overseeing everything from preconstruction and project management to strategic business development. As Market Director, she shaped the corporate market sector's growth, building strong client relationships and driving successful outcomes. Her tenure at Mortenson was defined by excellence, collaboration, and a relentless commitment to delivering high-quality, high-impact projects.

Project Experience

Jessica has led and delivered **$3.0 billion+ in completed projects** across **15 diverse markets**, earning an **85% repeat business rate,** a testament to the trust and lasting partnerships she builds with clients. Over her career, she has successfully managed **75 projects** for **20 clients**, ranging from corporate campuses and healthcare facilities to complex federal and industrial developments. Her expertise spans **ground-up** construction, **major renovations**, and **highly technical builds**, ensuring every project is executed with precision, efficiency, and a commitment to excellence.

SEE ATTACHED PROJECT SHEET DESIGNATING DESIGN-BUILD EXPERIENCE

SIGNIFICANT MEP EXPERIENCE

JESSICA OSTOYICH

In Jessica's career, she has completed numerous high profile design build and retrofit projects. Additionally there have been a few that she has led the design-efforts on that parallel to the overall big picture energy initiatives for the Routt County. These include:

- **Carbondale Geothermal Network DOE Grant Funding Exploration-** Jessica spent 3 months working with CLEER and Carbondale community representatives to design, estimate, and support writing a grant proposal to the DOE to fund a community based geothermal network project. The project ultimately was not funded by the DOE, but was a finalist for award. Bighorn was a consultant along with GreyEdge on this project.
- **CoorsTek 9th Street Renovation -** Jessica supported 2 years of enabling work (including hazardous materials coordination) and the design process which included exploration of geothermal systems and high efficient HVAC strategies to support 2030/2040 energy goals. Carbon modeling, energy modeling, LEED, and Well design were all considerations for this project.
- **NREL EMAPS Facility -** this is the newest facility on the Golden campus in which high standard of design was established for this project. Jessica led a design-build pursuit with Davis Partnership in a competition setting where they completed 100% DD set for submission which included geothermal network, energy grid enabled, heat capture, and other sustainable design elements.

Below is a list of Design-Build Projects competed under Jessica's purview:

Design Build	Customer	Project Name	Location	Type of Project	Project Value
DESIGN BUILD	NREL	NREL Flatirons Control Center Facility	Golden, CO	Ground Up multistory control center	$14,496,987
DESIGN BUILD	Woodward	Woodward - Drake Area G	Fort Collins, CO	Interior renovation of mfg space	$1,915,932
DESIGN BUILD	Woodward	Woodward - Windsor Campus Blue Sky	Windsor, CO	Renovation of old car dealership into manufacturing facility	$26,500,000
DESIGN BUILD	NREL	NREL Research and Innovation Lab (RAIL)	Golden, CO	Design Build ground up 2 story + penthouse complex laboratory	$17,063,451
DESIGN BUILD	CoorsTek	CCAM Office Renovation	Golden, CO	Renovation of existing office space	$41,985
DESIGN BUILD	CoorsTek	CCAM PLE Renovation	Golden, CO	Conversion of mfg space for specialized use	$259,352
DESIGN BUILD	CoorsTek	CoorsTek NT154	Golden, CO	Interior addition of specialized mfg space	$577,352
DESIGN BUILD	Advanced Energy	Advanced Energy - Fort Collins Refresh	Fort Collins, CO	Design-Build office reno in occupied building	$9,415,375
DESIGN BUILD	CoorsTek	CoorsTek - Pilot Plant Cell	Golden, CO	New manufacturing cell in operating manufacturing facility	$1,192,695
DESIGN BUILD	CoorsTek	CoorsTek - CCAM R&D 300 Ton Hot Press	Golden, CO	Installation of 300 Ton Hot Press in occupied manufacturing space	$536,526
DESIGN BUILD	Fitzsimons Redevelopment Authority	Bioscience Parking Garage	Aurora, CO	New ground up 4 story CIP parking structure	$10,823,009
DESIGN BUILD	Fitzsimons Redevelopment Authority	Bioscience 3	Aurora, CO	Ground up 3 story core shell + TI laboratory facility	$24,717,683
DESIGN BUILD	Woodward	Woodward Metrology Lab	Fort Collins, Co	complex laboratory in operational facility	$250,000
DESIGN BUILD	Beacon Capital Partners	HUB - Mixed Use Office and Parking	Denver, CO	Ground up urban 7 story mixed use retail.office building	$59,500,000
DESIGN BUILD	Woodward	Woodward - Drake Renovation	Fort Collins, CO	Renovation of exisitng manufacturing facility to create new office space within existing facility	$24,491,587
DESIGN BUILD	Woodward	Woodward Coy Plaza	Fort Collins, Co	Proejct Manager for historic Coy Plaza renovation at Woodward Campus	$750,000
DESIGN BUILD	Woodward	Woodward Lincoln Campus Headquarters Building	Fort Collins, CO	Project Manager for new 3 story corporate office headquarters	$20,932,812
DESIGN BUILD	Woodward	Woodward Lincoln Campus Industrial Turbomachinery Systems Build	Fort Collins, CO	Managed new 300,000 SF manufacturing facility	$110,000,000
DESIGN BUILD	NREL	NREL Integrated Biorefinery Research Facility - Stage 2	Golden, CO	Ground-up addition to existing facility inclusive of two story office facility and tie-in/renovation of existing laboratories in adjacent facility	$10,062,000
DESIGN BUILD	NREL	NREL Integrated Biorefinery Research Facility	Golden, CO	Ground Up multistory laboratory and research facility	$14,400,000
DESIGN BUILD	Authentic Life	Authenitc Life Church Sanctuary Renovation	Littleton, Co	Demo and renovation of existing sanctuary space to create 200 additonal seats. Modification of AV, stage/platform, green room, and sanctuary space	$495,500
DESIGN BUILD	DIRT	Dirt Coffee Shop renovation	Littleton, Co	Historic renovation of existing 1920's home converted into workforce development center and coffee shop. Sustainable HVAC energy upgrades.	$312,800
DESIGN BUILD	Woodward Headquarters Renovation	Woodward	Fort Collins, CO	Renovated existing conference space to expand and create new boardroom. MEP upgrades within occupied space.	$349,600

JESSICA OSTOYICH

Project Spotlight
Fostering Excellence
DESIGN BUILD

THE NREL RESEARCH AND INNOVATION LABORATORY

Project Highlights

Project Type:
Design-Build delivery for a federal research facility with multi-agency stakeholder coordination.
Facility Type and Size:
15,700 SF multi-purpose research laboratory. Includes 5,500 SF of flexible lab space, indoor/outdoor collaboration zones, sustainable features like heat-recovery evaporative cooling, future microgrid infrastructure, and advanced electrical systems
Cost: $20M **Duration:** 12 Months
Design Lead: Davis Partnership
Construction Lead: Jessica Ostoyich, Project Executive Overseeing Project formerly with Mortenson

Project Description:
The NREL Research and Innovation Laboratory (RAIL), located on the National Renewable Energy Laboratory's campus in Golden, Colorado, is a pioneering flexible laboratory facility. Designed and constructed through a Design-Build approach during the COVID-19 pandemic, the project stands as a testament to innovative and adaptable lab environments. RAIL was brought to life under the leadership of Joe Lear from Davis Partnership **and Jessica Ostoyich, formerly with Mortenson**, who both played pivotal roles in navigating the challenges posed by the pandemic and budget constraints.

Through disciplined budget management, the project team successfully delivered a state-of-the-art laboratory on budget, fully meeting the customer's specifications and goals. **RAIL's flexible and highly functional design won three prestigious national awards from the Design-Build Institute of America (DBIA), marking it as the first of its kind.** This unique facility now serves as a critical component of NREL's campus, providing versatile lab space to support cutting-edge research and innovation.

Design Build

TRANSFORMING WITH INTENTION

JESSICA OSTOYICH

WOODWARD DRAKE CAMPUS RENOVATION

Project Highlights

- 150,000 SF campus renovation
- Vaulted daylight corridor created new central circulation spine
- Zero downtime during construction - occupied space
- Unified office and production areas
- Strong collaboration throughout
- $29.1M
- Modernization of 50 year old facility
- Improved safety, comfort, and energy efficiency throughout facility

AIA Colorado Design Award

DBIA National Award of Merit

DBIA National Award of Excellence

DBIA Rocky Mountain Design-Build Award

Project Description: This 155,000 SF full-campus renovation transformed a decades-old aerospace and industrial facility into a modern, flexible environment aligned with the client's culture of innovation and collaboration. Delivered under a true design-build model, the project was structured for early and ongoing integration between the owner, architect, engineers, and general contractor allowing for informed, real-time decision-making and responsiveness throughout design and construction.

The scope included opening up previously siloed departments, introducing a vaulted "Main Street" corridor with natural daylight, and building adaptable interiors with demountable partitions, access flooring, and minimal fixed infrastructure. Careful phasing ensured continuous operations throughout, with safety, clear wayfinding, and minimal disruption prioritized at every step.

This approach closely reflects the kind of collaboration-forward, technically responsive delivery being sought where occupant safety, future flexibility, and mission continuity are paramount. The result here was a vibrant, award-winning facility that now supports a more unified, forward-looking way of working for the client's aerospace and industrial teams.

Stephen Chambers

steve.chambers@gratacon.com
720.970.9444

Education

- Colorado State University, Bachelor of Science, Construction Management

Certifications

- OSHA 30 Hour
- First Aid / CPR
- Silica Awareness

Key Projects

- Denver International Airport
- Coors Field
- Westin Hotel and Transit - DIA
- Metro State Hotel and Learning Ctr

Personal References

- Jonathan Tribo, Director, Holder Construction Company Jonathan.tribo@holder.com
- Tom Ochs, Owner, Wilderness Construction tom@wcc5.com
- Adam Rowley, Sr. Project Manager, FCI Constructors arowley@fciol.com
- Allyson Gutierrez, Director of Engineering, Colorado Rockies Baseball Club, Allyson.gutierrez@rockies.com
- Steve King, Sr. Superintendent, Gilmore Construction Company sking@gilmorerecc.com

Senior Project Manager

Steve is a seasoned construction professional with over 20 years of experience managing large-scale commercial projects across diverse sectors. He has successfully led projects ranging from multimillion-dollar capital improvements to complex renovations in occupied facilities. With his diverse background, Steve is exceptional in project planning, cost management, risk mitigation, and stakeholder collaboration. His leadership ensures efficient execution, high-quality results, and strong client relationships, making him a trusted partner in delivering impactful construction solutions.

Industry Experience

2025 - Present | Senior Project Manager | Gratacon

Steve is instrumental in maintaining Gratacon's reputation for integrity, precision, and innovation, ensuring every project is not only built to specifications but exceeds expectations. With extensive experience and a deep understanding of project execution, Steve leads projects from inception to completion, ensuring they stay on schedule, within budget, and aligned with client goals. He manages project planning, budget oversight, and team coordination while mitigating risks and ensuring compliance with safety and quality standards.

2018 – 2024 | Director of Airport Project Operations | Four Star Drywall

Led over $36 million in capital improvement projects, managing estimating, business development, and project management functions. Ensured timely, budget-conscious project delivery and strengthened stakeholder relationships to support airport infrastructure goals.

2005 – 2018 | Project Manager | Mortenson Construction

Over 13 years at Mortenson, roles spanned engineering, project management, and cost oversight. Employed on high-profile projects across diverse sectors across sports, healthcare, commercial, and federal spaces, managing large-scale improvements, renovations, and new builds with budgets up to $350M. Key projects included $18M in stadium upgrades for the Colorado Rockies, capital improvements for the Denver Broncos, and a $350M redevelopment at Denver International Airport, historical renovations at Denver Health, and federal projects like the Fort Sill Barracks.

José Nieto

jose.nieto@gratacon.com
720.970.9444

Superintendent

As a bilingual superintendent with a deep understanding of what makes facilities run smoothly. He knows that every detail—whether in complex building projects or day-to-day operations—affects the function and flow of a space. With years of hands-on experience in highly technical builds, José focuses on clear communication, efficient workflows, and team coordination to keep projects on track and ensure the finished facility operates seamlessly.

Education

- Colorado State University, Bachelor of Science, Construction Management

Certifications

- OSHA 30 Hour -
  - # 30-602008149
- OSHA 10 Hour
- First Aid / CPR
- Forklift Certification
- Silica Awareness
- Fall Protection
- Fire Protection and Life Safety
- Lock Out - Tag out

Key Projects

- Providence Regional Medical Center
- Coors Field
- Climate Pledge Arena

Personal References

- Allyson Gutierrez, Senior Director of Engineering and Facilities, Colorado Rockies Baseball Club Allyson.Gutierrez@rockies.com
- Russ Herlein, Vice President of Field Operations, L.W. Facades, rherlein@lwfacades.com
- Sean Reiland, Principal C3 Interiors, sreiland@c3interiors.com
- Craig Vercruyse, Senior Project Manager & Estimator for Special Projects, US Engineering Construction Craig.vercruyse@usengineering.com

Industry Experience

2025 - Present | Superintendent II | Gratacon

Overseas and coordinates field operations on construction project, managing trade partners and project staff. Tracks project process to ensure timely completion within budget. Plans and manages site logistics to ensure little to no disruption to the owner. Maintains clear and effective communication with all stakeholders.

2021 – 2024 | Assistant Director of Engineering & Projects | Colorado Rockies Baseball Club

Handled building maintenance and made sure stadium facilities ran smoothly. He created budgets for capital repair projects, managed quality, safety, and compliance, and led the engineering team through regular performance reviews. Supervised and assigned work to make sure capital repair projects were completed on time and up to standard, keeping a close eye on progress and quality along the way.

2014-2021| Various | Mortenson Construction

Progressed from Project Engineer to Assistant Superintendent, gaining extensive experience across high-profile projects in diverse environments, including sports venues, hospitals manufacturing, and educational facilities. Managed trade coordination, scheduling, and logistics for projects with a strong focus on sequencing, subcontractor collaboration, and site logistics. Led self-perform teams, oversaw material and tool management, and worked closely with clients and project stakeholders to ensure smooth project delivery. Demonstrated leadership in mentoring junior staff, managing on-site coordination, and developing effective workflows in both live and high-stakes environments.

Field Leadership

Safety and Quality Team

We take a proactive, hands-on approach that starts in preconstruction and stays front and center throughout every phase of the project. When safety is built into every phase, from preconstruction to closeout; teams work smarter, risks are reduced, and strong outcomes are stronger.

TY TIPTON | Safety Manager

Bachelor of Arts in Architecture, California Polytechnic University

Ty brings a safety lens shaped by over a decade in the fire service, combining sharp situational awareness with a proactive approach to risk. With a background in both architecture and construction, he understands how jobsites operate, how crews move, and how to spot issues before they become problems. His calm, people-first mindset makes him a steady and trusted presence wherever he's needed.

Relevant Training and Certifications: OSHA 30 - # 26-607629591 | CPR-BLS for Emergency Responders | Colorado EMT-Basic Certification | Colorado Hazardous Materials Operations Certification | Colorado Firefighter 2 Certification | Lock-Out-Tag-Out | Silica Awareness | Fire Protection and Life Safety | Fall Protection - Competent Person | Scaffolding Competent Person

RYAN OSTOYICH | Site and Safety Manager

Bachelor and Master of Science in Civil Engineering, Colorado School of Mines

Ryan brings a unique mix of emergency response experience and technical know-how to every jobsite. With more than a decade in the fire service, he's rooted in safety-first thinking and quick, clear decision-making. His background in civil engineering and heavy civil construction helps him read the site, spot potential issues early, and keep things moving safely and efficiently.

Relevant Training and Certifications: OSHA 30 - #26-607651461 | CPR-BLS for Emergency Responders | Colorado EMT-Basic Certification | Colorado Hazardous Materials Operations Certification | Colorado Fire Instructor Certification | Colorado Fire Officer Certification | Silica Awareness | Fire Protection and Life Safety | Fall Protection - Competent Person | Lock-Out-Tag-Out

Project Foremen

Successful projects depend on strong field leadership. Our Project Foremen bring practical expertise, clear communication, and a commitment to quality to the jobsite every day. They coordinate crews, support subcontractors, and ensure work is executed safely and efficiently while maintaining alignment with project goals.

TREVOR GAPPA | Project Foreman

Bachelor and Master of Education | Peru State College & University of Nebraska at Omaha

Trevor is a Project Foreman at Gratacon and a Lieutenant in the Fire Service. His leadership, safety expertise, and operational discipline help ensure efficient field coordination and safe, well-executed construction work.

Relevant Training and Certifications: OSHA 30 | Colorado State EMT | Colorado Firefighter 2 Certification | Fire Officer 1 | Colorado Hazardous Materials Operations Certification

ROBERT LOPEZ | Project Foreman

Bachelor of Arts | Texas State University

Robert brings a diverse background in field operations, equipment operation, and team coordination. His experience across industrial, construction, and public service roles has developed a strong foundation for his role at Gratacon

Relevant Training and Certifications: OSHA 30 | EMT Certified NREM and State of Colorado

REFERENCES

Selected Project Experience

The projects included here were selected because they involve conditions similar to those anticipated for the Routt County Courthouse. Together, they demonstrate Gratacon's experience working within historic buildings, active public facilities, and occupied community spaces, where careful planning and coordination are essential.

Our work on the DIRT Coffee historic renovation shows how our team approaches projects involving historic structures. In that project, we worked carefully to preserve the building's historic character while upgrading infrastructure and improving accessibility to meet current standards. Other projects highlight our ability to perform construction in facilities that must remain open and fully operational for the people who rely on them. In each case, our team worked closely with the owner and stakeholders to plan construction in a way that supports ongoing operations and protects the spaces that serve the community.

While the projects shown here illustrate several relevant conditions, they represent only a portion of Gratacon's broader portfolio of civic, community, and commercial work. We value the strong partnerships we build with our clients. The owners listed for these projects are familiar with Gratacon's work and approach and would be happy to speak with Routt County about their experience working with our team.

THE CITY OF STEAMBOAT SPRINGS

Point of Contact

Mr. Eric Friese
Facilities Manager
Facilities & Energy Management
970-871-8246
efriese@steamboatsprings.net

Gratacon has been trusted to deliver multiple improvement and infrastructure projects for the City of Steamboat Springs. Our team understands the importance of maintaining safe, functional public facilities while minimizing disruption to staff and the community. The projects below demonstrate our experience working within active municipal buildings and coordinating complex renovation work in occupied environments.

Centennial Hall Renovation (Historic Building)

Completed: October 2025 | Contract Value: $249,727

Gratacon completed interior renovations within historic Centennial Hall, modernizing office and court support spaces while maintaining the integrity of the historic building and allowing continued municipal operations. Work included demolition of existing finishes, selective wall removal, and installation of new walls, millwork, flooring, ceiling systems, lighting, doors, frames, and hardware.

Parks & Recreation Department Remodel

Awarded: January 2026 Status: Under Construction | Contract Value: $749,996

Gratacon is completing a phased renovation of the City's Parks & Recreation facility to improve workspace functionality and indoor environmental quality. The project expands select office areas and upgrades building systems to enhance occupant comfort.

Work includes modifications to the existing shop area, replacement of guardrails with full-height partition walls to structure, and upgrades to electrical, mechanical, and security systems. Construction is being delivered in phases to allow the facility to remain operational throughout the project.

Citywide HVAC Replacement Program

Awarded: February 27, 2026 | Status: Preconstruction | Contract Value: Not to Exceed $2,042,610

Gratacon is currently supporting the City of Steamboat Springs in the preconstruction phase of a multi-facility HVAC modernization program serving several key municipal buildings, including Centennial Hall, the Community Center, Transit Center, and Public Works facility.

The project includes replacement of rooftop units, chillers, and make-up air systems, along with upgrades to building controls and supervisory systems. Improvements will modernize mechanical infrastructure, enhance building performance, and provide integrated controls for long-term operational reliability across multiple City facilities.

WOODWARD

Point of Contact

Mr. Jason Mills
Facilities Director
Woodward
970-232-967
Jason.Mills@woodward.com

We're proud to partner with the team at Woodward in Fort Collins. Our continued work at the Lincoln Campus reflects our strong, collaborative relationship built on trust and responsiveness to their evolving needs. Each project has been approached with a focus on delivering thoughtful, well-executed improvements that support their team and operations. We value the opportunity to keep building alongside them.

Lincoln Campus (HQ) Boardroom Rennovation

Completed: November 2025 | Contract Value: $388,365

In order to accommodate the Board of Directors annual meeting Woodward asked Gratacon to renovate a conference room and surrounding break area and phone rooms into a purpose-built space designed to support board members during annual meetings and beyond. The updated layout improves functionality, flow, and flexibility—making the space work better for both big moments and everyday use.

Lincoln Campus (HQ) Access and Safety Upgrades

Awarded: January 2026 Status: Pre-Construction | Contract Value:

Although much of this scope remains confidential, we were honored to return to the Lincoln Campus to support critical access and security upgrades. The work focused on creating a safer, more intuitive environment with improved traffic flow and access throughout the facility.

AUTHENTIC LIFE CHURCH

Point of Contact

Pastor Danny Erbaugh
Executive Pastor
Danny@authenticlifechurch.com
(720) 933.1468

Read Pastor Urbaugh's
Letter of Recomendation

Project Highlights

- **$825K Market Value, $500K Budget –** Achieved full scope through cost savings
- **Seamless Execution –** Phased construction ensured no disruption to events
- **Partnership-Driven Success –** Collaboration between the church, Gratacon & trade partners

Project Description:

Gratacon completed a sanctuary expansion for Authentic Life Church designed to support a rapidly growing congregation while maintaining uninterrupted use of the facility. Although the project scope carried an estimated market value of $825,000, the team worked collaboratively with the owner to deliver the full project within the church's $500,000 budget through strategic planning and cost-saving solutions.

A key challenge of the project was coordinating construction within an active public gathering space. The work occurred directly within the sanctuary while the church continued to host weekly services, weddings, and major holiday events. Gratacon carefully phased construction activities, scheduled work around event calendars, and maintained safe access for congregants to ensure the facility remained fully operational throughout the project.

Through thoughtful planning and close coordination with the church leadership team, Gratacon successfully delivered the project while protecting the integrity of the worship space and maintaining the church's ability to serve its community.

NATIONAL LABORATORY OF THE ROCKIES

Point of Contact
Mr. Bret Cummock
bret.cummock@nlr.gov

Gratacon has been trusted to deliver multiple improvement and infrastructure projects for The National Laboratory of the Rockies (formerly National Renewable Energy Laboratory). Our team understands the importance of maintaining safe, functional operational facilities while minimizing disruption to staff. The projects below demonstrate our experience working within active buildings and coordinating complex work in varied environments.

SERF S&TF Cleanroom Infrastructure Upgrades

Completed: Jan 2026 | Contract Value: $807,918

Gratacon delivered critical infrastructure upgrades within an active cleanroom to prepare for the installation of a new LPCVD diffusion furnace. The work included precise modifications to MEP systems, ductwork, gas detection, fire protection, and process utilities, all held to strict material and contamination standards. Working in a live research environment required thoughtful planning, strong coordination, and a steady, safety-first approach from start to finish. It's a great example of how we show up in technical spaces where the margin for error is small and getting it right matters.

Thermal Test Facility Refrigerant Safety Upgrade

Awarded: January 2026 Status: Under Construction | Contract Value: $825,381

This ongoing project focuses on upgrading safety and support systems within the Thermal Test Facility. Current work includes installation of gas detection, emergency exhaust ventilation, controls integration, and associated mechanical and electrical improvements. Much of the effort centers on new ducting, roof penetrations, and tying new systems into existing infrastructure. All work is being coordinated within an active testing environment, requiring flexibility, planning, and close collaboration with facility operations.

SERF Generator Upgrade

Awarded: February 27, 2026 | Status: Under Construction | Contract Value: Not to Exceed $2,042,610

At the Solar Energy Research Facility, we are replacing a critical emergency power system to support growing facility demand. The project includes removal of the existing generator and installation of a new 850kW unit, along with upgraded switchgear and automatic transfer equipment. Temporary power is being maintained throughout construction, with outages carefully planned during off-hours to avoid disruption to research operations. The work also incorporates emissions controls to meet current regulatory requirements.

Small Works Construction Services (WOA)

Awarded: March, 2026 | Status: Ongoing | Contract Value: Not to Exceed $1M Annually

Selected to provide construction services under a multi-year Work Ordering Agreement supporting small works projects across campus. Work includes facility modifications, system upgrades, and specialty installations across MEP, architectural, and fire protection scopes. Executed within active, highly technical environments requiring rapid response and coordination.

DIRT COFFEE

Point of Contact

Ms. Catharina Hughey
CEO/Executive Director
catharina@dirtcoffee.org
(303) 945-6332

Project Highlights

- **Historic Preservation** – Retained character while modernizing infrastructure
- **Sustainable Approach** – Integrated eco-friendly materials & energy-efficient systems

Project Description:

Gratacon is proud to partner with DIRT (Divergent Inclusive Representation Transforms) Coffee, a mission-driven nonprofit social enterprise focused on providing employment opportunities and training for neurodivergent individuals. We love working with community partners to deliver product with exceptions value while driving community involvement and awareness for DIRT's mission. This project involves relocating DIRT Coffee to a historic building in downtown Littleton, Colorado, and transforming it into a functional, inclusive, and inspiring space that supports both DIRT Coffee's business and community initiatives.

Our work on this project included preserving the building's historic character while upgrading its infrastructure to meet current accessibility and safety standards. Key improvements involve ensuring universal accessibility, alongside interior upgrades to create a welcoming and practical layout for both employees and customers. These updates will enhance DIRT Coffee's ability to serve the community while providing meaningful employment and development opportunities.

Enhanced Accessibility:

Through the installation of ramps and elevators, Gratacon ensures that the new space is fully accessible, aligning with DIRT Coffee's values of inclusivity and community support.

Community-Centered Design:

The redesign supports DIRT Coffee's mission of empowering neurodivergent individuals by creating a supportive workspace and training environment that reflects their core values.

Sustainability & Efficiency:

Our approach includes sustainable practices, including eco-friendly materials and energy-efficient systems, aligning with DIRT's commitment to environmental responsibility.

Date: March 23, 2026

To: All Bidders

Engineer: Iconergy

From: Kevin Langston
klangston@LONG.com

Regarding: **Routt County – Courthouse Electrification**
522 Lincoln Ave, Steamboat Springs, CO 80487
CLK26-148 – LONG TC Proposal

LONG Building Intelligence is pleased to provide this PROPOSAL for an addition and/or modification to the EXISTING LONG Building Automation System (BAS) for the above-mentioned project with the following qualifications, subject to the attached terms and conditions:

Acknowledgment of Contract Documents:

- 100% Drawings;
  RFP_882_ATTACHMENT_A_100%_Combined_Routt_County_Drawings_Stamped_1; dated 12/31/2025
- Narrative – RFP_882_Historic_Courthouse_Electrification_and_HVAC_Replacement
- Addenda 4 dated 03/19/2026

Pricing Summary:

Total Base Bid:	***$90,210.00***
Alternate #1: Deduct - (1) Electric Boiler	***($18,134.00)***
Alternate #2: Assistance on Flow Verification on Existing VAVs	***+$8,630.00***

Base Bid Breakout

Labor – 90%
Material – 10%

BAS Description and Owner Training:

- Existing LONG Tridium BAS
- Update graphics on the existing customer BAS workstation
- (8 Hrs.) Onsite owner training
- Engineered drawing submittals, operation & maintenance manual(s).
- Update existing LONG temperature control drawings.
- System programming, commissioning, and checkout
  - Specification compliance submittal
  - (32 Hrs.) of CX agent assistance during commissioning
- Project management, supervision, and installation
- 1-Year parts and labor warranty from the date of substantial completion

Assumptions and Clarifications:

- No TC scope for the control of stairwell pressurization fans, hoistway pressurization fans, or smoke removal exhaust fan

- All AHU/RTUs will be provided with factory-installed controls, outside airflow measuring stations, refrigeration/furnace safeties. LONG will field install shipped loose sensors and BACnet communication to the unit.
- Assuming all mechanical equipment is in proper functioning order; if any equipment is not functioning LONG will bring it to the staffs' attention for resolution
- All wiring in mechanical rooms shall be in a minimum of ¾" EMT conduit
- All fire life safety systems by Div. 26
- LONG will not provide any VFDs. VFDs must be provided by the equipment providers. LONG will install control wiring between the provided VFDs and the equipment.
- Integrations to all VFDs are excluded
- LONG will not provide any VFDs on pumps, fans, chiller, cooling towers, or boilers. LONG will integrate to the VFDs provided by others. In addition to the (3-6) hardwired points, it should be assumed (10) virtual points will be brought into the DDC when integrating to a VFD.
- Major systems (RTU, HRU, HWS) will have BACnet IP Controllers. Terminal units will be controlled by BACnet MSTP controllers.
- This job is tax-exempt.
- Prevailing and Davis Bacon wages do not apply to this project.
- In an occupied building, the customer is responsible for providing adequate working space for LONG to execute the control scope of work. The customer is responsible for temporarily moving office furniture.
- All wiring above drop ceilings and in accessible areas to be exposed plenum rated cable.

Scope Exclusions:

- All-Electric/Natural Gas CUH, UH, IH, and WUH will have an integral line voltage thermostat. No LONG scope.
- Retrofitting of any DDC controllers not related to the direct replacement of the (2) RTUs and Boiler
- LONG will not provide or install fire/smoke dampers or fire/smoke damper actuators
- Terminal air balancing. System balancing to be done by a TAB contractor. No LONG scope.
- LONG will not install immersion temperature sensor wells. The mechanical contractor will install the wells for all temperature sensors.
- All control work is accessible with an 8-foot ladder. A manlift rental is not included with this proposal price.

Demolition:

- LONG will provide a demo of the existing legacy Controls HW system DDC controller and associated wire and conduit necessary to make way for new Distech BACnet IP based controllers
    - Reuse of existing field devices (relays and current switches), conduit and control wire; as available for reuse

NEW Equipment Controlled and Monitored through the BAS:

GLOBAL POINTS

Point List:

1. Outside air temperature with sun shield

NETWORK

1. Reuse of existing Tridium Niagara Supervisor Station
2. Addition of Distech EC-net pack for future expansion of Distech Controls

HOT WATER SYSTEM

- (2) Boilers
- (2) Boiler Circulation Pumps
- (2) Heating Water Pumps

Point List:

1. **Boilers:**
   - 1.1. Factory provided boiler controls. Integration with factory controller. The following points will be read/written via the integration:
     - 1.1.1. Boiler 1 & 2 Enable/Disable
     - 1.1.2. Boiler 1 & 2 general alarm
     - 1.1.3. Boiler 1 & 2 Internal Hot water supply temperature
     - 1.1.4. Boiler 1 & 2 Internal Hot water return temperature
     - 1.1.5. Boiler 1 & 2 temperature setpoint
     - 1.1.6. Low Water Cutoff Alarm
     - 1.1.7. Hi-Limit Automatic Reset Alarm
   - 1.2. Install and wire factory provided hot water supply temperature sensor
   - 1.3. Install and wire factory provided hot water return temperature sensor
   - 1.4. Install and wire factory provided outdoor air temperature sensor
   - 1.5. Install and wire factory provided header temperature sensor
   - 1.6. Install and wire the cascade wiring between the boilers
2. **Boiler Circulation Pumps:**
   - 2.1. Status
3. **Heating Water Pumps:**
   - 3.1. Start/Stop/Status
4. Hot water supply temperature
5. Hot water return temperature
6. Outdoor air temperature with sun shield
7. (1) Emergency power off (EPO). A switch will be located at each entrance(s) to the boiler room.

Clarifications:

1. Factory provided boiler controls

(2) PACKAGED ROOFTOP UNITS

1. Factory packaged controls with BACnet interface. LONG to connect factory BACnet controls to DDC.
2. Install building static pressure sensor, duct static sensor, discharge air temperature, and space temperature sensor for each RTU.
3. Reuse of existing Ethernet based network wiring between existing locations of RTU-1 and RTU-2; that routes down to the existing Niagara Supervisor
4. Airflow measurement stations provided by RTU manufacturer

Factory Points List:

- 1.1.1. Supply Fan Speed, Status and Pressure
- 1.1.2. Discharge Air Temperature
- 1.1.3. Frostat
- 1.1.4. Condensate overflow
- 1.1.5. Compressor 1 & 2 Status
- 1.1.6. Reversing Valve
- 1.1.7. 2 Stage Electric Heat Status
- 1.1.8. Filter Status
- 1.1.9. Refrigerant Detection
- 1.1.10. Outside Air Damper Fault
- 1.1.11. Phase Monitoring
- 1.1.12. Mixed Air Damper

1.1.13. Relief Fan Status

Factory Provided Field Wired

1.2.1. Outside Air Temperature

1.2.2. Duct Static Pressure with 1 reference shared between both units

Existing Duct Detector

1.3.1. Rewire Shutdown Circuit

Clarifications:

1. All sensors shall come factory provided with the exception of the Duct static pressure sensor; to be provided and installed by LONG

Alternate #1 Deduct – (1) Electric Boiler

NEW Equipment Controlled and Monitored through the BAS:

HOT WATER SYSTEM

- (1) Boiler
- (1) Boiler Circulation Pump

Point List:

1. **Boilers:**
   - 1.1. Factory provided boiler controls. Integration with factory controller. The following points will be read/written via the integration:
     - 1.1.1. Boiler Enable/Disable
     - 1.1.2. Boiler general alarm
     - 1.1.3. Boiler Internal Hot water supply temperature
     - 1.1.4. Boiler Internal Hot water return temperature
     - 1.1.5. Boiler temperature setpoint
     - 1.1.6. Low Water Cutoff Alarm
     - 1.1.7. Hi-Limit Automatic Reset Alarm
   - 1.2. Install and wire factory provided header temperature sensor
2. **Boiler Circulation Pump:**
   - 2.1. Status

Clarifications:

1. Factory provided boiler controls

Alternate 2 – Verification of Flow on Existing VAV Boxes with Hydronic Reheat

(14) VARIABLE AIR VOLUME BOXES WITH HYDRONIC REHEAT

1. Provide assistance to TAB and MC on verification of flow through HW coils on existing VAV boxes with existing controls/valves and actuators

Clarifications:

1. No programming modifications or replacements of controls, valves or actuators is included in this scope of work

This proposal valid for 30 days from date of issuance

Your building technology partner,
LONG Building Intelligence

Kevin Langston
720.233.3832

General Qualifications:

- All work is to be performed during normal business hours.
- All mechanical equipment and VFD startup and commissioning by others.
- Drop ceiling / ceiling tile / hard lid ceilings: plenum rated cable is run in a neat and functional manner (conduit not required).
- EMT conduit is used in exposed areas, areas subject to damage, and mechanical rooms.
- Power wiring by electrical contractor.
- All duct smoke detectors are provided, mounted and wired to life safety systems by others.
- Piping accessories (thermowells, valves, thread-o-lets, differential pressure transmitters, flow switches, flow meters, etc.) Installed in piping by mechanical contractor, wired by LONG.

General Exclusions:

- Cutting, patching or painting
- Liquidated damages
- Troubleshooting, repair, or replacement of existing devices or equipment, except where noted above
- Line voltage (120VAC) or higher voltage power wiring for equipment or control panels.
- Any work associated with fire alarm, smoke control, life safety systems
- Smoke detector provision, installation, or interlocks except as noted above
- Control dampers, unless otherwise specified
- Any access doors
- Gas, water, and electric meter interface
- UPS and lightning protection for DDC controllers
- Terminal air balancing. System balancing to be done by a TAB contractor. No LONG scope.

Terms and Conditions of Sale - Temperature Control Systems:

1) OFFER AND ACCEPTANCE: LONG Building Technologies, Inc. (LONG) offers to sell the materials, equipment and services indicated in strict accordance with the terms and conditions stated herein. Submittal of a Purchase Order, contract or execution of this offer by Buyer, or allowing LONG to commence work shall be deemed an acceptance of this offer, which offer and acceptance shall constitute a legally enforceable contract between Buyer and LONG. Any additional or differing terms and conditions contained on Buyer's Purchase Order or contract (whether or not such terms materially alter this offer) are hereby rejected by LONG and shall not become part of the contract between buyer and LONG unless expressly consented to in writing by LONG. This offer is subject to acceptance within 30 days after date proposed and is based on all work being performed during regular working hours unless stated differently in the offer.

2) PRICE POLICY: Quotations are subject to acceptance within fifteen (15) days from the date of quotation.

3) TERMS: Terms of Payment for goods shipped and/or services rendered hereunder shall be NET 30 days on RECEIPT of INVOICE. LONG reserves the right to add to any account outstanding more than thirty (30) days a charge of one and one-half (1 1/2%) percent of the principal amount due at the end of each additional thirty (30) day period.

4) INVOICING: LONG reserves the right to issue partial, progress or complete INVOICES as material is furnished and as services are rendered.

5) PERFORMANCE: LONG shall not be liable for delays in delivery of equipment or performance of services hereunder where such failure or delay is due to the disapproval of the LONG Credit Department, strikes, fires, accidents, national emergency, failure to

secure materials from the usual sources of supply, or any other circumstances beyond the control of LONG, whether of the causes enumerated above or not, which shall prevent LONG from making deliveries or performing services in the usual course of business. In the event of the disapproval of the LONG Credit Department or the occurrence of any of the above, LONG may, at its sole option, cancel Buyer's Purchase Order or contract without any liability on the part of LONG. Alternatively, LONG may extend the time for its performance by a period equal to the duration of the cause underlying LONG's failure or delay. Receipt of the equipment or services by Buyer upon its delivery shall constitute a waiver of all claims for delay.

6) TAXES: Prices quoted are exclusive of taxes unless specifically stated differently in the scope of work proposal. The amount of any present or any future occupation, sales, use, service, excise or other similar tax which LONG shall be liable for either on its own behalf or on the behalf of the Buyer, with respect to any orders for machinery or services, shall be in addition to the billing prices quoted and be paid by the Buyer.

7) WARRANTY: LONG guarantees its temperature control work and all materials of LONG's manufacturers against defects in workmanship and material for 365 days from date of substantial completion of the work and will repair or replace such products or components as LONG finds defective. This warranty does not include the cost of overnight or emergency shipping or transportation involved in supplying replacements for defective components. On machinery and materials furnished, LONG will extend the same guarantee it receives from the manufacturer. THE WARRANTY AND LIABILITY SET FORTH ABOVE ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, EXPRESS OR IMPLIED, IN LAW OR IN ACT, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE WARRANTIES CONTAINED HEREIN SET FORTH BUYER'S SOLE AND EXCLUSIVE REMEDY IN THE EVENT OF A DEFECT IN WORKMANSHIP OR MATERIALS.

8) PATENTS: If there is brought against the Buyer any suit or proceeding based on a claim that an apparatus, or any part thereof, furnished under this contract constitutes an infringement of any patent of the United States, and LONG is notified promptly in writing and given authority, information and assistance by the Buyer for the defense of same, LONG will defend same and pay all expenses and costs which may be awarded therein against the Buyer. In the event that the Buyer has complied with the conditions just stated and the apparatus, or any part thereof, is held to constitute infringements and its use is enjoined, LONG, in lieu of all other liability except as above stated will, at its own expense, either procure for the Buyer the right to continue using said apparatus, or replace same with noninfringing apparatus, or modify it so it becomes noninfringing, or remove said apparatus and refund the purchase price thereof, but LONG's liability shall in no case exceed the purchase price of said infringing apparatus.

9) LIMITATION OF LIABILITY: All claims, causes of action or legal proceedings against LONG arising from LONG's performance under this contract must be commenced by Buyer within the express warranty period specified under Paragraph 6 hereof. Failure to commence any such claim, cause of action or legal proceeding within such period shall constitute a voluntary and knowing waiver thereof by Buyer. IN NO EVENT SHALL LONG'S LIABILITY FOR DIRECT OR COMPENSATORY DAMAGES EXCEED THE PAYMENTS RECEIVED BY LONG FROM BUYER UNDER THE INSTANT CONTRACT, NOR SHALL LONG BE LIABLE FOR ANY SPECIAL, INCIDENTAL, LIQUIDATED, ASSESSED OR CONSEQUENTIAL DAMAGES. THESE LIMITATIONS ON DAMAGES SHALL APPLY UNDER ALL THEORIES OF LIABILITY OR CAUSES OF ACTION, INCLUDING BUT NOT LIMITED TO CONTRACT, WARRANTY, TORT OR STRICT LIABILITY.

10) DELIVERY: Execution and shipping dates are approximate only. No execution or shipping dates requested or specified by Buyer will be binding on LONG unless such request or specifications is specifically agreed to in writing by an officer of LONG. Shipment shall be F.O.B. factory freight allowed, with title passing to Buyer upon delivery to the carrier by LONG or the equipment manufacturer if applicable.

11) CANCELLATION: LONG reserves the right to collect cancellation charges (including, but not limited to, all costs and expenses incurred, plus reasonable overhead and profit against any cancelled order or contract).

12) DISPUTES AND CHOICE OF LAWS: This contract shall be deemed to have entered into and shall be governed by the laws of the State of CO. All claims, disputes and controversies arising out of or relating to this contract, or the breach thereof, shall, in lieu of court action, be submitted to arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and any judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The site of the arbitration shall be CO, unless another site is mutually agreed between the parties. The parties agree that any party to the arbitration shall be entitled to discovery of the other party as provided by the Federal Rules of Civil Procedure; provided, however, that any such discovery shall be completed within four (4) months from the date the Demand for Arbitration is filed with the American Arbitration Association.

13) COSTS TO LONG: In the event it becomes necessary for LONG to incur any costs or expenses in the collection of monies due to LONG from Buyer, or to enforce any of its rights or privileges hereunder, Buyer, upon demand, shall reimburse LONG for all such costs and expense (including, but not limited to, reasonable attorney's fees).

14) ENTIRE AGREEMENT: These terms and conditions, and the matter set forth on the face of LONG's offer to sell, constitute the entire agreement between LONG and Buyer. No course of dealings or performances, or prior, concurrent or subsequent understandings, agreements of representations become part of this contract unless expressly agreed to in writing by an authorized representative of LONG.

15) ASSIGNMENT: Buyer shall not assign this contract or any interest therein without the prior written consent of LONG. Any actual or attempted assignment without LONG's consent shall entitle LONG, at its sole option, to cancel this contract and, in such event, LONG shall be entitled to payment for all work performed and materials furnished to the date of cancellation, as well as reasonable compensation for lost income and profits.

16) Any workstation, PC or server provided by LONG Building Technologies shall be used solely for operation of the Building Automation System, Access security or Video Management System.

LONG certifies that the workstation, PC or server has been provided with Antivirus software with the latest patches. It is the responsibility of the Owner to select and maintain anti-virus software on the workstation, PC or server upon transfer of ownership.

Ownership of the workstation, PC or server is transferred with this warranty to the Owner.

Project: **Historic Courthouse Steamboat**
522 Lincoln Ave
Steamboat Springs CO. 80487

Proposal for: Gratacon, LLC

Submitted to: Megan Johnson

Date: 03-24-2026

Presented by: Tom Rice
970-505-7117 Tom.rice@mtechg.com

ABOUT US

MTech Mechanical provides mechanical and plumbing design, build and maintenance services to a diverse client base across Colorado. We are committed to developing trusted relationships and have the technical expertise to provide turn-key mechanical and plumbing solutions for projects in all market sectors.

As a valuable member of your team, we partner with you to understand your specific goals and needs. For each project, we can help you define your scope, budget and future operating costs. We are committed to partner with you to manage and maintain your scope and total costs.

Our teams offer full-service HVAC and plumbing capabilities from offices in Denver, Colorado Springs, Eagle and Loveland, Colorado. From estimating to service, our departments work together to ensure your defined project needs are met. With MTech, you can expect superior craftsmanship and unparalleled service—every time.

Call 970-949-0388 to reach our Service Department directly, 24 hours a day, 365 days per year.

* See back for details on DT rates

Historic Courthouse Steamboat
522 Lincoln Ave
Steamboat Springs CO. 80487

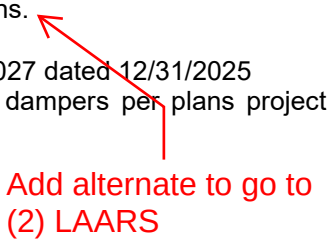
Attention: Megan Johnson
Subject: 26-1020 Historic Courthouse
Email: megan.johnson@gratacon.com

Dear Megan Johnson,

MTech Mechanical is pleased to submit our proposal for HVAC replacements at the Rout County Historic Courthouse. The price is valid for 30 days.

SCOPE

1. Remove and replace (2) existing RTU-1 and RTU-2 with (2) Trane Precedent WHK210A4S0N**K4C0A1010004 per plans project #250027 dated 12/31/2025
2. Remove existing boiler, remove and cap existing boiler gas line, remove as much of existing flue to the wall termination, remove existing combustion air duct, replace existing air bladder, remove existing piping per plans project #250027 dated 12/31/2025
3. Install (1) New Aerco BMX-E576 electric boiler and re-piping room per plans.
4. Drain and replace boiler system glycol with new 30% glycol.
5. Provide and install (2) Taco 1935 hot water pumps per plans project #250027 dated 12/31/2025
6. Provide and install (2) Greenheck EM-42 Extruded Aluminum back raft dampers per plans project #250027 dated 12/31/2025



CLARIFICATIONS

1. Only insulation stated in RFP #250027
2. Assumes all the work will be done during normal business hours. No shut down or off hours activities are accounted for. Facility disruption should be expected.
3. Assumes any isolation valves are operational and there are no system leaks. Any leak repair will be done as an add on.
4. Any work outside of this proposal's scope shall be performed on a time and material basis at the MTech rates attached.
5. If MTech costs increase significantly, this proposal's pricing shall be equitably adjusted by an amount necessary to cover any such price increases.
6. MTech shall not be responsible for costs due to changing material lead times or resulting delays.
7. All personal protective equipment and necessary tools are included.

EXCLUSIONS

1. Any BAS or controls.
2. Curb treatments shown on detail 3/m501
3. Concrete work excluded, housekeeping pad.
4. Fuse disconnect is excluded and to be provided and installed by electrician.
5. Any caulking, drywall repair or painting.
6. Heat tape on drain lines.
7. Electrical.
8. Overtime.
9. Quick ship fees.
10. Any work not specifically listed as included in the above scope.
11. Overtime/After Hours work.
12. Any damage caused by Force Majeure events.
13. Costs associated with client COVID protocol and testing. These costs will be billed as necessary on a time and material basis.
14. Stand-by time over 20 minutes is excluded. Additional stand-by time will be billed separately on a time and material basis.

15. Costs to satisfy any domestic procurement requirements (i.e. Buy American Act; Build America Act or similar legal requirements) for materials, equipment, etc. furnished in connection with the proposed scope of work.
16. Costs to comply with prevailing wage requirements (i.e. Davis Bacon or similar state or local laws).

PRICING

The value of this agreement is: **$479,066.00**

Please do not hesitate to call if you have questions or comments concerning this proposal.

Work Authorization Signature: _____ Date: _____

Please return this proposal via e-mail.

Sincerely,
MTech Mechanical

Tom Rice

Tom Rice
Service Account Manager

MOUNTAIN SERVICE LABOR RATES

Effective April 1, 2025 through March 31, 2026

Preferred Hourly Rates for Preventative Maintenance Agreement (PMA) Contract Clients

	Straight Time	Overtime	Double Time
HVAC Hourly Rate Preventative Maintenance (PM)	$190.00	$285.00	$380.00
HVAC Hourly Rate T&M	$190.00	$285.00	$380.00
Specialist Chiller Technician Hourly Rate	$200.00	$300.00	$400.00
Specialist Boiler Technician Hourly Rate	$200.00	$300.00	$400.00

Public Street Hourly Rates

	Minimum Trip Hours Charged	Straight Time	Overtime	Double Time
HVAC Hourly Rate	1.00	$225.00	$337.50	$450.00

Call 970-949-0388 to reach our Service Department directly, 24 hours a day, 365 days per year.

* See back for details on DT rates

MAIN OFFICE
12300 Pecos Street
Westminster, CO 80234
M 303 650 4000
F 303 650 6800
www.mtechg.com

MOUNTAINS
1353 Chambers Avenue
PO BOX 6611
Eagle, CO 81631
M 970 949 0388

SOUTHERN COLORADO
967 Elkton Drive
Colorado Springs, CO 80907
M 719 782 4000

NORTHERN COLORADO
3597 Draft Horse Ct.
Loveland, CO 80538
M 970 624 8000

SERVICE LABOR RATES

HOURS OF OPERATION

- Standard Operating Hours: 7:00 am to 4:00 pm, Monday through Friday.
- Off hours are any hours that are not standard operating.

Overtime (HVAC only)

- Anything outside of standard operating hours that isn't double time.

Double Time (HVAC and Plumbing)

- HVAC: Holidays shall be billed at double time rates.
- Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Friday after Thanksgiving, Christmas Day

TRAVEL POLICY

During standard operating hours, client will be charged for travel time from previous site to client site. Travel time will be charged in 60-minute increments.

OVERTIME AND HOLIDAY TRAVEL POLICY

Outside of standard operating hours, client will be charged for travel on a portal-to-portal basis. Travel time will be charged in 60-minute increments. Please note that after hours travel will be charged at overtime (OT) rates.

Effective April 1, 2025, through March 31, 2026

TERMS AND CONDITIONS

Credit card payments are subject to a 3% increase on total invoice.

The maintenance visit schedule is as set out in Attachment A. Should a need for repair occur outside the time of a scheduled visit, a maintenance visit may be conducted at that time and MTech may adjust the schedule in Attachment A accordingly.

MTech's response to a service call is dependent on the urgency level. Calls are classified as follows:

Emergency (mission critical failure or life threatening):

MTech will make its best efforts to respond within 2 hours of receiving notice. Client is responsible for taking precautions to prevent bodily injury, death or property damage including, but not limited to, contacting fire and medical emergency responders.

Urgent (conditions are compromising the ability to use the premises):

MTech will make its best efforts to respond same business day.

Routine:

MTech will be at your site as soon as our normal schedule will allow.

Client will meet MTech at the site of any service call and approve the services to be performed in writing. Should Client fail to do so, the service call will be completed and Client hereby waives any objections to the invoice for the service call.

Either party to this Agreement may terminate it upon 30 days written notice to the other. In the event of nonpayment, MTech may terminate this Agreement on 3 days written notice.

Both parties, Client and MTech, waive claims against each other for consequential damages arising out of or relating to this Agreement.

If MTech retains counsel due to client's failure to comply with its obligations under this Agreement, client agrees to pay the reasonable attorneys' fees, costs and expenses incurred by MTech even if there is no litigation or arbitration. In the event of arbitration or litigation the prevailing party shall be awarded its reasonable attorneys' fees, costs and related expenses of litigation.

Payments must be received by MTech within 45 days of the date of the invoice. Payments not made when due will accrue interest at the rate of 5% per month beginning on the date the payment was due. Client agrees to pay all cost of collection, including but not limited to, attorney fees and costs.

Should a dispute arise out of this Agreement the parties may agree to resolve it by arbitration to be conducted in Denver, Colorado. Should the parties not agree to arbitration then the exclusive jurisdiction and venue for any litigation shall be in the courts of the City and County of Denver. Any dispute will be governed exclusively by the laws of the State of Colorado.

MTech's site maintenance books contain company proprietary and confidential information and may be left at the site for use by MTech technicians. Though Client is not obligated to secure the maintenance books, Client agrees not to distribute or otherwise make public the maintenance books or the information within.

This Agreement cannot be assigned without the written consent of MTech.

Written communications between the parties will be addressed to the contacts identified above.

This document contains the entire agreement between the parties.

For the protection of persons and property, MTech will comply with electrical flash protection rules and regulations established by OSHA, The National Electrical Code and NFPA 70E and others. Client acknowledges that unanticipated cost and time impacts may arise out of compliance with rules and regulations related to electrical flash protection.

A regulation issued by the State Engineers Office for the Colorado Division of Water Resources requires mechanical equipment service contractors to obtain a special permit for cleaning Heat Transfer Equipment (HTE). The Best Management Practices associated with this permitting process limit the type of chemicals and amount of water that can be used to clean HTE. Excessively dirty or oily HTE may require additional labor to clean. This will be done as needed on a time and materials basis. Client acknowledges that unanticipated cost and time impacts may arise out of compliance with regulations related to HTE service.

Non-Solicitation – During the Term of this Agreement, and for a period of one (1) year thereafter, each party agrees not to solicit or recruit any of the other party's employees with whom they came into contact in connection with this Agreement, or to otherwise interfere with such employee's current employment or such consultant's current assignment.

If MTech material prices increase after bid approval, an equitable adjustment shall be made to the contract price by an amount necessary to cover any such increases and in accordance with the agreement.

Tom Rice	03-24-2026		
MTech Name	Date	Client Name	Date
Tom Rice	03-24-2026		
MTech Signature	Date	Client Signature	Date

26-1020 Historic Courthouse
Revision 0

TAB SERVICES

Test with the Best

- Air & Hydronic Balancing
- Pressure Testing
- Fume Hood & Biosafety Cabinet Testing
- Fire/Smoke Damper Inspections
- Commissioning
- Consulting

QUOTE

FROM:	Joshua Uncapher
PHONE:	303-649-1213
Email:	juncapher@tabservicescolorado.com

DATE:	March 25, 2026
No. Pages:	1

PROJECT: Routt County - Courthouse Electrification

Pricing based on below criteria	
Drawings Dated:	12/31/2025
Drawing Revision:	100% CD

Air Balancing	$	10,885.00
Hydronic Balancing	$	8,970.00
Domestic Water	$	-
System Prereadings	$	9,145.00
Total Balance Cost	$	29,000.00

Project is bid for up to () Mobilizations for the Test & Balance Scope.
Additional mobilizations are at a cost of $500.00 per mobilization.
Addendums 1 through 4 acknowledged.
System prereadings is a add alt to verify existing system flows, conditions and deviations from proposed design documents.

Above costs include all travel costs associated with Steamboat Springs

If no costs are assigned above, scope is excluded from Quote.

BID OPEN FOR ACCEPTANCE WITHIN 60 DAYS. QUOTE INCLUDES SPECIFICATION SECTION 15990 OR 230593 ONLY AND/OR SPECIFICATION SECTION COVERING TESTING ADJUSTING & BALANCING IN ABOVE PRICING. BOND COST, ELEVATED WORK PLATFORMS, PRE-READINGS, SHEAVES & BELTS, SOUND & VIBRATION ARE ALL EXCLUDED UNLESS SPECIFICALLY STATED ABOVE. UNLESS EXPLICITLY STATED ABOVE, PRICING DOES NOT INCLUDE ANY BONDING. IF BONDING IS REQUIRED BY THE CLIENT, THE BOND FEES WILL BE CHARGED TO CLIENT IN ADDITION TO THE PRICING ABOVE.

CREDIT CARD & CERTIFIED PAYROLL PROCESSING IS AN ADDITIONAL 3.5% TO THE PRICE QUOTED ABOVE. ANY PAYMENT PORTAL FEES THAT ARE NOT EXPLICITLY INCLUDED IN THE FIGURES ABOVE WILL BE CHARGED BACK TO THE CLIENT AT COST IN ADDITION TO THE QUOTED PRICING. THIS INCLUDES TEXTURA, PAYMENTWORKS, PRIMEREVENUE, PAYMODE-X, OR ANY OTHER PAYMENT PORTAL FEES.

TAB Services Company
2065 S. Raritan Street
Denver, CO 80223

(303) 649-1213
tab@tabservicescolorado.com
www.tabservicescolorado.com

BY AND BETWEEN

Tolin Mechanical Systems Company, LLC
573 Adams Avenue, Suites A & B
Silverthorne, Colorado 80498
(Hereinafter referred to as "Tolin")

Gratacon LLC
200 Union Blvd., STE G12
Lakewood, CO 80228
(Hereinafter referred to as "Customer")

PROJECT LOCATION: 522 LINCOLN AVE., STEAMBOAT SPRINGS, CO 80487

PROJECT DESCRIPTION: COURTHOUSE ELECTRICIFICATION - HVAC

We are pleased to offer our proposal to replace the RTUs and boilers serving the Routt County Courthouse in Steamboat Springs, CO. The existing equipment is to be replaced by electric equipment. This proposal is based upon and will be executed according to drawings by Iconergy dated 12/31/2025.

OUR PROPOSAL INCLUDES THE FOLLOWING:

1. Demo RTUs, including:
    a. Disconnect, demo, and dispose of existing RTUs offsite.
        i. Evacuate refrigerant and drain compressor oil.
        ii. Includes crane op to remove from roof.
    b. Demo gas piping back to branch and cap.
2. Provide and install two (2) new Trane (M/N: WHK210A4S0N) Heat Pump RTUs, including:
    a. Set new RTUs on new curb adaptors.
        i. Includes crane op.
    b. Install new economizer hoods.
    c. Install new coil hail guards.
    d. Install new condensate drains to existing roof drains.
        i. Includes new roof supports.
    e. Connect existing duct smoke detectors to new RTUs.
        i. No work to existing building fire/life safety systems included.
    f. Start up, test for proper operation, and place into service.
3. Provide and install new Greenheck Backdraft Dampers in supply duct drops of new RTUs.
    a. Install in attic space.
4. Replace expansion tank bladder.
5. Disconnect and demo existing boiler.
    a. Drain and retain glycol for reuse.
        i. Flush system with water.
    b. Disconnect heating water piping, gas piping, combustion air, flue vent, electrical service, and controls circuit.
    c. Demo gas piping back to branch and cap.
    d. Demo flue vent piping in boiler room and into chase.
        i. Demo vent piping in chase as much as possible without opening chase outside of boiler room.

ii. Demo roof vent cap.
e. Demo combustion air pipe to room exit. Cap and seal.
f. Remove boiler and dispose of offsite.

6. Provide and install two (2) new Laars (M/N: EB-300-480-XXB) electric boilers; including:
   a. Enlarge existing housekeeping pad.
   b. Set new boilers on housekeeping pad.
   c. Connect to existing supply and return heating water piping.
      i. Reconfigure piping to primary secondary configuration per engineered drawings.
      ii. Includes new magnetic particle separators.
      iii. Includes new Boiler Pumps (Grundfos UPS80-80)
      iv. Includes new isolation valves and check valves.
   d. Refill systems with retained glycol solution.
   e. Start up, test for proper operation, and place into service.
7. New pipe insulation.
8. TAB Scope Performed by NEBB certified contractor.
9. Mechanical Permit
10. Provide one (1) year warranty on the new equipment, materials and installation craftsmanship.

OUR PROPOSAL EXCLUDES THE FOLLOWING:

1. Providing labor after our normal business hours 7:00 a.m. to 5:00 p.m. Monday through Friday.
2. Providing equipment, materials and labor for work not detailed in this project's scope of work, including:
   - Building deficiencies uncovered during work.
   - Code deficiencies uncovered during work.
   - Fire or life safety scope, including duct smoke detector.
   - Electrical installation by others.
   - EPO switch to be installed by electrical installer.
   - Roofing or roof repairs.
   - Replacing thermostat or control wire.
   - Updates or changes to control system to be provided by others.
   - Engineering.
   - Temporary heating, cooling, ventilation or exhaust.
   - Assumes crane operation area to be closed and clear for full day.
   - Work to existing system pumps.
   - Work to existing expansion tank.
   - Work to existing air separator.
   - Work to existing glycol feeder.
   - Tax Exempt project
   - Duct insulation
   - Duct cleaning
   - Duct testing
   - Asbestos testing or abatement.
   - Third party commissioning.
   - New glycol.
   - Repairing or replacing supply or return diffusers or registers.

- Repairing or replacing fire/smoke dampers.

OUR AMOUNT FOR THIS SCOPE OF WORK IS.....$463,707.00
LABOR - $77,424.00
EQUIPMENT - $267,984.00
MATERIALS - $32,315.00
SUBCONTRACTORS, TRAVEL, WARRANTY - $86,084.00

ADD BOND @ 1% = 4,637.07

ACCEPTED (INITIAL)_____ DECLINED (INITIAL)_____

ALTERNATE #1: ALTERNATE BOILER SCOPE

1. RTU Scope same as above.
2. Expansion tank scope same as above.
3. Boiler demo scope the same as above.
4. Provide and install new Aerco (M/N: BMK-E-576) electric boiler; including:
    a. Enlarge existing housekeeping pad.
    b. Set new boiler on housekeeping pad.
    c. Connect to existing supply and return heating water piping.
        i. Reconfigure piping per engineered drawings.
        ii. Includes new magnetic particle separators.
        iii. Includes new isolation valves and check valves.
    d. Refill systems with retained glycol solution.
    e. Start up, test for proper operation, and place into service.

5. All exclusions above apply.

OUR AMOUNT FOR THIS SCOPE OF WORK IS.....$412,991.00
LABOR - $62,308.00
EQUIPMENT - $252,120.00
MATERIALS - $19,340.00
SUBCONTRACTORS, TRAVEL, WARRANTY - $79,223.00

ACCEPTED (INITIAL)_____ DECLINED (INITIAL)_____

ALTERNATE #2: PROVIDE NEW GLYCOL

1. Flush system with Fernox F3 cleaning solution.
2. Fill system to 33% glycol percentage.
    a. System volume estimated a 200 gallons.
    b. Provide 75 gallons of 100% Inhibited glycol.
    c. Any additional glycol required will be covered under a change order.

PER RFI = 300 GALLONS

OUR ADD AMOUNT FOR THIS SCOPE OF WORK IS.....$3,100.00

$4,572.95

ACCEPTED (INITIAL)_____ **DECLINED (INITIAL)_____**

SCHEDULE INFORMATION

MANPOWER PROJECTIONS:
Four (4) Journeyman Installation Technicians – (4) 10 Hour Shifts

SCHEDULE:
Four Week Installation Schedule

PROCUREMENT DURATIONS:
RTUs – 16 WEEKS
BASE BOILERS – 8 WEEKS
ALT BOILER – 14 WEEKS

TEAM MEMBERS

SAWYER BLUHM – PROJECT SALES ENGINEER, 9 YEARS EXPERIENCE
STEPHEN PATTERSON – OPERATIONS MANAGER, 11 YEARS EXPERIENCE
CANYON SHACKELFORD – PROJECT MANAGER, 3 YEARS EXPERIENCE
MIKE KOHLWAY – PROJECT FOREMAN, 30 YEARS EXPERIENCE

Job Number	Registered Quotation Number	Presentation Date	Page Number
	Q-03-2026-460775	March 24, 2026	5 of 8

NOTE: Installation schedule will be initialized only after final approval is received, including purchase order if required, and equipment lead times are finalized. 25% deposit due upon approval of project.

"This Agreement is the property of Tolin and is exclusively for the Customer's use. Tolin guarantees this price is valid for thirty (30) days, excluding any changes due to government-imposed tariffs, duties, or other trade-related fees that are imposed on the proposed materials and equipment."

Tolin Mechanical Systems Company, LLC	**Gratacon LLC**
Sawyer Bluhm	Signature or PO#
Silverthorne Branch Project Sales Engineer Title	Print Name and Title
March 24, 2026 Date	Date

TERMS AND CONDITIONS
TOLIN MECHANICAL SYSTEMS COMPANY, LLC

1. Applicability. These terms and conditions (these "**Terms**") are the only terms which govern the sale of the goods ("**Goods**") and services ("**Services**") by Tolin Mechanical Systems Company, LLC ("**Tolin**") to [ ] ("**Customer**"). The accompanying [estimate/confirmation of sale/invoice] (the "**Sales Confirmation**") and these Terms (collectively, this "**Agreement**") comprise the entire agreement between the parties, and supersede all prior or contemporaneous understandings. These Terms prevail over any of Customer's general terms and conditions of purchase regardless whether or when Customer has submitted its purchase order or such terms. Fulfillment of Customer's order does not constitute acceptance of any of Customer's terms and conditions and does not serve to modify or amend these Terms. In the event of a conflict between these Terms and the Sales Confirmation, these Terms shall control and prevail.

2. Delivery of Goods. Tolin shall deliver the Goods to the location described in the Sales Confirmation within the time described in the Sales Confirmation. Delivery of the Goods shall be made FOB origin. Customer releases Tolin for any delays, loss or damage to the Goods in transit. Title to the Goods passes to Customer upon payment for the Goods in full. Customer shall inspect the Goods immediately upon their delivery. Customer shall be deemed to have accepted the Goods unless it notifies Tolin in writing of any nonconforming Goods within 1 day after delivery. Customer shall furnish Tolin written evidence of the nonconforming Goods or other documentation as required by Tolin. If Customer timely notifies Tolin of any nonconforming Goods, Tolin shall, in Tolin's sole discretion (as Customer's sole and exclusive remedy), (a) replace such nonconforming Goods with conforming Goods, or (b) credit or refund the price for such nonconforming Goods.

3. Performance of Services. Tolin shall use reasonable efforts to meet any performance dates to render the Services specified in the Sales Confirmation, and such dates shall be estimates only. With respect to the Services, Customer shall (a) cooperate with Tolin in all matters relating to the Services and provide access to Customer's premises (and such office accommodation and other facilities as may reasonably be requested by Tolin) for the purposes of performing the Services; (b) respond promptly to any Tolin request to provide direction, information, approvals, authorizations or decisions that are reasonably necessary for Tolin to perform Services in accordance with the requirements of this Agreement; and (c) obtain and maintain all necessary licenses and consents and comply with all applicable laws in relation to the Services before the date on which the Services are to start.

4. Price. Customer shall purchase the Goods and Services from Tolin for the prices stated in the Sales Conformation or (if not stated therein) Tolin's published price list; provided, however, the prices stated in the Sales Confirmation or Tolin's published price list are estimates and are subject to change (without notice) to the prices in effect at the time of delivery or performance. All prices are exclusive of all sales, use and other similar taxes and charges, which shall be paid by Customer.

5. Payment Terms. Customer shall pay to Tolin an advance of not less than 25% of the total estimated price of the Goods and Services to be furnished pursuant to the Sales Confirmation, which advance shall be applied to Tolin's final invoice. In addition, Customer agrees to pay progress payments to Tolin (no more frequently than monthly) for the price of the Goods and Services furnished by Tolin to Customer during the period covered by Tolin's invoice. Customer shall pay all undisputed amounts on each of Tolin's invoices within 10 days of the delivery by Tolin to Customer of Tolin's invoice. Where required under applicable law, Customer may retain up to 5% of the amount of each invoice (except for Tolin's final invoice) to secure the payment of those suppliers and subcontractors who provided materials and services to Tolin in the performance of the Sales Confirmation. Subject to applicable law, Customer shall disburse any retained amounts to Tolin within 10 days of the delivery by Tolin to Customer of Tolin's final invoice. Customer shall pay interest on all late payments at the lesser of the rate of 1.5% per month or the maximum rate allowed by law, calculated daily and compounded monthly. Customer shall reimburse Tolin for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. Customer shall not withhold payment of any amounts due and payable to Tolin by reason of any set-off of any claim or dispute with Tolin, whether relating to Tolin's breach, bankruptcy or otherwise.

6. Limited Warranty. Tolin warrants that the Goods will be free from defects in materials and workmanship under normal application, use, installation, operation and service for a period of 1 year from the date the Goods are shipped. Tolin does not warrant (and hereby disclaims any warranty relating to) the quality of any Goods manufactured by third parties. Customer's exclusive remedy for defects in Goods manufactured by third parties shall be against Tolin's suppliers or the manufacturers of the Goods. To the extent transferrable, Tolin agrees to assign all manufacturers' written warranties covering the Goods to Customer upon Customer's final payment for the Goods. Tolin warrants to Customer that it shall perform the Services in a workmanlike manner (meaning a manner deemed proficient and safe by those with the knowledge, training and experience to judge such Services). This workmanship warranty will terminate one (1) year from the date Services are performed. **EXCEPT FOR THE WARRANTIES SET FORTH IN THIS SECTION, THE GOODS AND SERVICES ARE FURNISHED BY TOLIN ON AN "AS IS, WHERE IS" BASIS, AND TOLIN MAKES NO WARRANTY, AND EACH OF TOLIN AND CUSTOMER HEREBY DISCLAIMS, WAIVES AND RELEASES ANY WARRANTY, WITH RESPECT TO THE GOODS OR SERVICES, INCLUDING ANY (A) WARRANTY OF MERCHANTABILITY; (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; (C) WARRANTY OF TITLE; OR (D) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE.** Tolin shall not be liable for a breach of warranty unless Customer delivers written notice of the breach to Tolin within the applicable warranty period. Customer shall not operate any Goods or equipment on which Tolin furnishes Services until project completion, as certified by Tolin. Tolin shall not be liable for damage to Goods or Customer's equipment, or for breach of warranty, if Customer: (x) misuses, alters or repairs such Goods or equipment without the prior written consent of Tolin; or (y) uses such Goods or equipment after discovering a defect. Subject to the limitations herein, with respect to any defective Goods or Services for which Customer's notice of the defect has been timely delivered to Tolin, Tolin shall, in its sole discretion, either: (i) repair, replace or reperform the defective Goods or Services or (ii) credit or refund the price of such defective Goods or Services; provided that, if Tolin so requests, Customer shall, at Tolin's expense, return such Goods to Tolin. **THE REMEDIES SET FORTH IN THIS SECTION SHALL BE THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND TOLIN'S ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED WARRANTIES SET FORTH IN THIS SECTION.**

7. Limitation of Liability. **CUSTOMER WAIVES, RELEASES AND DISCLAIMS ANY CLAIMS AGAINST TOLIN FOR ANY CONSEQUENTIAL, PUNITIVE, EXEMPLARY, SPECIAL OR INDIRECT DAMAGES (INCLUDING WITHOUT LIMITATION LOST SALES, USE, INCOME, PROFIT, REVENUE OR OPPORTUNITY). IN NO EVENT SHALL TOLIN'S AGGREGATE LIABILITY ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNTS PAID TO TOLIN BY CUSTOMER FOR THE GOODS AND SERVICES SOLD HEREUNDER IN THE IMMEDIATELY PRECEDING ONE (1) YEAR PERIOD.**

8. Indemnification. **TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, CUSTOMER SHALL INDEMNIFY, DEFEND, RELEASE, AND HOLD HARMLESS TOLIN, ITS AFFILIATES, AND ITS AND THEIR RESPECTIVE AGENTS, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES) RELATING DIRECTLY OR INDIRECTLY TO THE GOODS OR SERVICES, REGARDLESS OF WHETHER SUCH CLAIMS ARE OCCASIONED BY OR RESULTING FROM THE STRICT LIABILITY OR NEGLIGENCE OF ANY INDEMNIFIED PERSON, IN WHOLE OR IN PART, WHETHER SOLE, JOINT, CONCURRENT, ACTIVE OR PASSIVE**. If any law limits the extent to which indemnification may be provided to an indemnified person that is negligent, solely negligent, or otherwise at fault and such law is applicable to this Agreement, then this Agreement shall automatically be amended to provide that the indemnification provided hereunder shall extend only to the maximum extent permitted by such law.

9. Insurance. Each of Tolin and Customer shall, at its own expense, maintain and carry insurance (with minimum limits of $500,000 per occurrence) including commercial general liability (including product liability and liability covering independent contractors). Customer shall carry all risk property insurance to the full value of the Goods

and name Tolin as an additional insured. Customer shall require its insurers to waive all rights of subrogation against Tolin's insurers and Tolin.

10. Termination. Tolin may terminate this Agreement with immediate effect upon written notice to Customer if (a) Customer fails to pay any amount when due, has not performed or complied with any of these Terms, or becomes insolvent; or (b) any project to which the Goods and Services relates is paused for a period of 30 days through no act or fault of Tolin. Customer shall notify Tolin in writing of any alleged breach of this Agreement. Tolin shall have 10 days after receipt of notice of the alleged breach to cure the alleged breach. Upon termination of this Agreement, Tolin may immediately recover from Customer payment for all work to date and for any proven loss, including reasonable profit and damages. If this Agreement is terminated, the parties shall remain liable for all obligations and liabilities incurred prior to termination, and the terms and conditions relating to indemnities, interest, confidentiality, taxes, disclaimer of consequential damages and any limitation of liability, shall survive termination for the applicable statute of limitations period.

11. Confidential Information. All information of Tolin disclosed by Tolin to Customer in connection with this Agreement is confidential, solely for the use of performing this Agreement and may not be disclosed or copied by Customer unless authorized in advance by Tolin in writing. Upon Tolin's request, Customer shall promptly return all documents and other materials received from Tolin. This Section does not apply to information that is: (a) in the public domain; (b) known to Customer at the time of disclosure; or (c) rightfully obtained by Customer on a non-confidential basis from a third party.

12. Delays. Tolin shall be excused from complying with the terms and conditions of this Agreement (and shall not be liable to Customer for any failure or delay in Tolin's performance) when and to the extent such failure or delay is caused by or results from acts or circumstances beyond the reasonable control of Tolin including, without limitation: (a) any act or omission of Customer or its agents, contractors (other than Tolin), consultants, representatives or employees, or (b) any acts of God, flood, fire, earthquake, explosion, governmental actions, war, invasion, or hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest, national emergency, revolution, insurrection, epidemic, pandemic, lockouts, strikes or other labor disputes (whether or not relating to either party's workforce), telecommunication breakdown, power outage, restraints or delays affecting carriers, or inability or delay in obtaining supplies of adequate or suitable materials (including the Goods).

13. Relationship. This Agreement shall not be construed as creating any agency, partnership, franchise, business opportunity, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties. Neither party shall have authority to contract for or bind the other party. No relationship of exclusivity shall be construed from this Agreement.

14. Miscellaneous. This Agreement is governed by the laws of the State in which the Goods are delivered and/or the Services are performed. **EACH PARTY HEREBY VOLUNTARILY AND IRREVOCABLY WAIVES, DISCLAIMS AND RELEASES ANY RIGHT TO TRIAL BY JURY IN ANY LITIGATION, ACTION OR OTHER PROCEEDING BROUGHT IN CONNECTION WITH THIS AGREEMENT.** This Agreement is binding on the parties and their respective successors and assigns. These Terms may only be amended or modified in a writing stating specifically that it amends these Terms and is signed by an authorized representative of each party.

[*End of Terms and Conditions*]

GRATACON

DREAM IT. BUILD IT. LOVE IT.

Gratacon \'grā-tā-ˌkän\
(noun/portmanteau)

Definition:

1. A blend of "grateful" and "together," derived from the Latin word grata (meaning "grateful") and the Spanish word con (meaning "with"), representing the idea of working with gratitude as one team.

2. Representing the idea of working as a unified team collaboratively with a shared sense of gratitude.

THANK YOU FOR YOUR CONSIDERATION OF OUR PROPOSAL, WE LOOK FORWARD TO HEARING FROM YOU!

Routt County

Historic Courthouse Electrification and HVAC Replacement Project

RFP 882

Date: March 26, 2026

By: Tara Fowler

Business Development Specialist
(720) 220-6485
tfowler@iconergy.com
1999 N. Broadway, Suite 1500
Denver, CO 80202

COVER LETTER

March 26, 2026

Routt County
c/o Steve Faulkner, Facilities Manager
136 6th Street, Suite 108
Steamboat Springs, CO 80487

Dear Mr. Faulkner and Members of the Selection Committee:

On behalf of the entire Iconergy team, I am pleased to provide Routt County with our response to the RFP for construction management services for the courthouse HVAC replacement project. Iconergy is excited to offer the County this proposal to be selected as the valued partner to embark on a collaborative effort to drastically improve the courthouse for the County, its employees and the community it serves. With the information provided in our response, we intend to demonstrate that Iconergy and our subcontractor partners are the ideal firms that will best provide Routt County with the best project development, construction management, equipment and installation needed to improve the overall environment of your courthouse.

We are confident that our history of work with Routt County as well as comparable high-altitude municipalities, K-12 schools, state agencies and local governments has demonstrated that a long-term partnership with Iconergy will bring the utmost value to the County not only for this upcoming HVAC retrofit effort, but also the foundation of a strong relationship for future projects and services for many years to come. Iconergy wants to share in the pride that Routt County will have showcasing the strides made towards improving your courthouse. The following are distinguishing characteristics we feel set us apart from our competition and make Iconergy the ideal partner for Routt County:

Local and High-Altitude Experience

As a Colorado based company, Iconergy has extensive experience implementing successful projects throughout the Colorado high-country and is committed to proactively serving this part of the state effectively. Proximity has never been an issue with any of our clients and we have been successful time and again delivering solutions to municipalities, school districts and counties all within the Colorado Rockies.

Furthermore, Iconergy has developed expertise in ski environments – both with local governments and private sector ski companies. Clients include Routt County, Steamboat Ski Resort, City of Aspen, Aspen School District, Town of Vail, Vail Resorts, Town of Breckenridge, Breckenridge Grand Vacations, Town of Frisco, Summit County, Copper Mountain, and the Eagle County School District. We understand mountain conditions and the ways in which these buildings operate. This expert knowledge allows our team to assess the buildings in a way that will allow us to make the best recommendations as it relates to your facility goals in a unique environment.

A Colorado Company

Iconergy is a Colorado-based design-build, construction and engineering firm. We are a privately held company with streamlined, efficient processes. Iconergy's status as an independent firm allows us to make unbiased choices regarding the ideal solutions to address the needs of your building. This allows us to always identify and select the best products, contractors and solutions for your specific situation. In addition, by eliminating the need for superfluous personnel and programs, you pay only for the people and processes that create a high quality, customized solution for Routt

County and your infrastructure needs.

A True, Partnership Approach

An Iconergy project will provide the County with the most control over the project outcome. Open communication is the foundation of all successful projects. We strive to collaborate with our clients to put together a well-defined plan to resolve the problems that are most important to them in a fiscally responsible manner. Our willingness to invest the time and effort necessary to understand where Routt County has been and where it wants to be in the future is critical to developing a long-term vision, successful development of a sound plan together, and then a systematic strategy to execute the work and ensure a quality outcome.

Proactive, Turn-Key Solutions

Iconergy understands that the Routt County Courthouse needs to operate and perform better than it does today. Iconergy will provide the County with one source of accountability for this turn-key engineering and construction management project that ensures that Routt County will receive the performance it needs from its courthouse all while abiding by County construction mandates and sustainability initiatives.

Commitment to Routt County

Iconergy is devoted to following through on each of its commitments to the County to ensure the complete satisfaction of its employees and the community it serves. It is our goal to be Routt County's long-term trusted partner on facility and infrastructure needs and to be your partner to ensure the long-term efficient and effective operation of your facilities. We are proud of our approach and confident our team will deliver the highest quality solutions and ensure the best overall outcome for the project. Our team looks forward to the opportunity to continue to surpass the County's expectations for years to come.

With the information provided in our response, we will demonstrate that Iconergy and our subcontractor partners will provide the best results for this project. As a team, we are all committed to exceeding your expectations.

Thank you for your time and consideration.

Respectfully,

Tara Fowler
Business Development Specialist
P: 720-208-5032
E: tfowler@iconergy.com

Table of Contents

Firm Introduction

Iconergy CEG, LLC (dba Iconergy) is a Colorado-based energy engineering, design-build and construction management firm delivering high-performance building solutions. Our staff possess an average of over 20 years of experience providing professional energy engineering and retrofit services to both public and private sector clients. The depth and breadth of our expertise is vast when it comes to existing building retrofits and renovations.

Decades of experience in both the nuances of municipal buildings and the highly technical energy services industry coupled with the knowledge and expertise of a traditional construction firm affords our team the ability to offer so much more than a traditional design-build firm. We take great pride in going to much greater depths to the root of our clients' issues and developing logical, sequence-based plans to help them solve their complex, multi-faceted infrastructure issues. Collaboration with clients and other industry professionals affords Iconergy the ability to deliver more value through our project management services and strategic funding process. Operational savings is a financial vehicle that is a means to solving the intricate, specialized, and even systemic problems that frequently challenge our clients' facilities and operations. Being able to guarantee the outcomes provides our clients like Routt County the assurance they need to confidently move forward with their infrastructure planning and redevelopment projects.

Iconergy was founded in 2011 and currently has 100 employees, fifty of which are based in Colorado. We are a national company based in Denver with a handful of satellite offices. The majority of Iconergy's work is serving public entities in Colorado and neighboring states; however, we have worked in 20+ states and several countries internationally via our growing private sector work. Today more than ever, we believe in keeping Colorado business within the State of Colorado. By awarding Iconergy your business, you will also be taking advantage of our extensive experience working within the challenges of Colorado's altitude, climate, and landscape – including our decades of experience and dozens of projects in the Yampa Valley area.

Iconergy's main office is in Denver with our satellite office located in Boulder. Team members from both offices are expected to be assigned to your project.

Iconergy's Philosophy

Our Top Priority is to Provide Construction Services that Benefit Our Client

Our client-centric approach leads to better project outcomes, to projects at a lower cost and, most importantly, ongoing client satisfaction. We spend the time educating each client on the process, to listen and collaborate at each step along the way, and to ensure each client's satisfaction with the

project's outcome. Ongoing communication is a pillar of our approach to providing superior facility solutions. During frequent face-to-face meetings, our team listens closely to facility priorities, financial challenges, concerns, future plans, potential limitations, and priorities of each client. By maintaining this involvement throughout each step of our process, from conceptual design to bid selection to financing procurement, we ensure that each project aligns with the goals and priorities of our clients.

Iconergy Stays On-Time and On-Budget
Achieving this goal will require a multi-disciplined team, which is knowledgeable of municipal facilities and dedicated to this project. To keep our proposed fee lean, only staff that will contribute directly to the project, with a focus on developing and delivering viable options quickly and effectively, will be included in the cost of the project. To best meet the needs of Routt County, Iconergy can adapt to varying schedules and will utilize local and experienced resources when necessary.

Iconergy's Team Structure Sets Up the Project for Success
Delivering on a client's goals for projects requires consistency and a team that is invested in the project from the beginning through post-project support services. Iconergy prides itself on its approach to managing a project with a dedicated program director who works with the lead program developer / planner, construction services, and ongoing performance teams to deliver turnkey results throughout the Integrated project delivery process. Team to ensure the client goals, vision, and budget are continuously aligned with the technical development and constructability of the project as it progresses through the design and implementation process. This approach makes it easy for communication and client-involvement with this dedicated program director.

Iconergy Offered Services

Below is a list of services our team provides:

- Design-Build Retrofitting
- Construction Management
- Energy Performance Contracting
- Commissioning
- Retro-Commissioning
- Benchmarking and Ordinance Compliance
- Solar & Renewables to include Geothermal
- Battery Energy Storage Systems (BESS)
- Feasibility Studies
- Energy Audits & Modeling
- Sustainability Consulting
- Greenhouse Gas (GHG) Accounting
- Monitoring-Based Commissioning
- Controls & Building Automation Design
- Measurement and Verification
- Electric Vehicle Readiness Plans

Scope of Services

As full-service design-build, engineering and construction management firm, our expertise goes beyond successful project management and implementation. As shown in the box to the right, Iconergy does Energy Performance Contracting and is an approved energy services company (ESCO) through the Colorado Energy Office. This expertise in assessing buildings and capturing energy savings, which more often than not translates to operational savings, is one of our strengths when we design and engineer mechanical systems.

Iconergy also has a team of expert in-house commissioning (for new equipment) and retro-commissioning (for existing equipment) engineers, who utilize a rigorous commissioning process that eliminates the common disconnect between the owner's goals represented by the system design, the contractor installation, and the final operation of each building system. By properly

commissioning every project, Iconergy ensures that systems perform as intended and that system performance issues are prevented.

In addition to commissioning, our commitment to providing value added service also includes providing **training** to facilities management and staff that will improve building operations, efficiency, and effectiveness. We have the capability to provide owner training to County personnel in all areas associated with the projects. Iconergy-led training will be delivered at the facilities, with actual equipment located in the facility. Training delivered by Iconergy staff will be customized for Routt County staff and the facility, especially around the mechanical systems and controls.

Streamlining **post-construction support** services provides value for our clients and that is a continuation of our approach to achieving client satisfaction at the back end of Iconergy's projects. Iconergy's service & support team is made up of professional engineers, commissioning engineers, and construction services team members who provide on-going support and fine-tuning of systems once the project has been fully installed, commissioned, and formally handed over to the client for operation. Iconergy uses both on-site and remote post-construction support to ensure the client is comfortable with the function and operation of the systems installed. This service is provided as part of the turn-key contract with Iconergy for a minimum of three years once construction is complete and can be extended at the client's discretion. Iconergy's service & support team also coordinates the completion of all warranty work during the warranty periods with the responsible subcontractors.

1. Project Approach and Methodology

Design Review

As the consultant who executed the design of the courthouse electrification project, our construction team will begin with a thorough review of the design with our Iconergy engineering team prior to construction kick-off.

Construction

Our construction team, led by Iconergy's project manager with support from the site superintendent, provides all necessary services during the construction phase, including scheduling, project coordination, constructability reviews, site safety requirements, diversity goals, and other services required by the County.

Work Plan Development

Our work plan development starts as early as possible in conjunction with Routt County's schedule. Iconergy determines, early in the process, the County's requirements so that we can communicate them to our subcontractors. Knowing construction durations and work schedules have benefited the bottom line. The County, Iconergy and subcontractors will develop a work plan and construction phasing that has the lowest cost and operational impact to the County. As part of our submittal, our team has established a preliminary schedule which is shown in Section 5.

Iconergy's construction staff and subcontractors will work with the County to ensure construction and commissioning are synchronized with key operational constraints of the County and the relevant facilities. We will maintain flexibility by diverting work to another area of the facility, or by working swing shift as required. This step is especially important for projects in public areas, like the courthouse, where construction might need to be diverted to times of the day when occupancy is low. Having a lookahead schedule allows Routt County to know exactly where crews will be working over the next several weeks. Hence, they will always know where and what are the potential impacts to county operations and activities. If the County communicates their upcoming events to Iconergy, we can make changes to the look-ahead schedule and divert work to other areas.

Communication with Key Shareholders

Communication and collaboration with the Routt County staff during construction takes several forms. At a minimum, these include progress meetings and reports, design reviews, review of submittals, constructability reviews, schedule planning, etc. Managing cost and reducing the imposition on County staff are prime concerns for our team. But sharing situational awareness with project stakeholders is our overriding concern. We never want there to be surprises.

Submittal and Approvals

Iconergy takes a methodical approach to receiving and reviewing equipment submittals from contractors. This step is essential because it ensures that appropriate equipment is ordered and installed. Detailed submittal requirements are laid out in Iconergy's standard specification package. It is very important to us that our clients get the equipment that fits their goals for performance and other operational criteria – and more importantly what they expect. Our engineers and construction management team keep the County staff involved and apprised of decisions relating to equipment submittals. The submittal and approval process is just another extension of our collaborative decision-making relationship with our clients, and stakeholders at all levels of their organization: management, facilities, etc.

Safety Practices and Procedure

Our company has a pervasive safety culture that demands strict adherence to our safety procedures for our entire team. Iconergy and its subcontractors attend on-site, pre-task, safety and health analysis briefings at the beginning of each work activity or whenever conditions or tasks change. All site personnel will attend these briefings. The briefings will be used as an opportunity to refresh workers on site-specific safety issues and to address new hazards and control measures.

Effective implementation for job safety and health of our employees requires a written safety program fully endorsed and advocated by the highest level of the project team. This safety program is designed to establish clear goals and objectives and will be communicated to all required personnel. It encompasses the total workplace regardless of the number of workers employed or the number of work shifts.

PM Safety Responsibilities:

- Assess each job to identify overall safety and health hazards and reassess as new components of the job begin
- Develop safety rules and job procedures necessary to eliminate or control hazards
- Conduct employee orientation and on-the-job training
- Conduct scheduled employee safety meetings
- Conduct on-going informal hazard identification checks, inspections and scheduled formal audits
- Report all incidents as required
- Investigate and document all accidents per accident investigation procedures
- Support and enforce all company, department, and job specific safety rules, policies and procedures
- Maintain required safety documentation (training, incident reports, equipment records, inspection/audit information, etc.)

Execute Safety Plan

It is the policy of Iconergy to provide safe and healthy working conditions for all parties by acknowledging safety as the highest of priorities in all our work activities. It is the responsibility of the PM to be familiar with the Iconergy Safety Manual and the PM should also be aware of contractual requirements for the client's project specific safety plan and adhere to this document. The following steps will be followed for communicating job-specific safety requirements and maintaining a safe working environment on an ongoing basis:

1. Confirm that the most current copy of the Iconergy and FCC Safety Manual is being referenced by project team members
2. Maintain communication with the designated project safety officer to ensure that proper procedures are being followed
3. Review the safety plan prior to each phase of the project to assure that all upcoming work is covered. Make any necessary updates or adjustments and communicate these updates to the project team
4. Conduct ongoing safety meetings as needed with the internal project team. Assure that new team members are informed of the job specific Iconergy safety requirements and the client's project specific safety plan. Confirm that roles and responsibilities are clear and understood.
5. Ensure the project team understands the requirements and risks the project presents
6. Conduct project specific safety meetings with the client to review any updates to the safety plan (as needed)
7. Maintain the job-specific safety requirements and the client's project specific safety plan throughout the project

Closeout

Systems Commissioning

Iconergy can utilize in-house resources for the commissioning of all mechanical and controls systems. Iconergy's approach to commissioning is to be an extension of Routt County's facilities team. We then interact with the design, subconsultants and contracting teams accordingly. As the project then shifts into construction, we feed information to the contractors for inclusion in the information they collect and disperse. All the while, we keep and maintain a direct line of communication to Routt County. Our authority as commissioning agents stems solely from the ownership team. It is our job to advise ownership of any issues we see and to keep them apprised on how those issues evolve or are resolved. We look out for the ownership team's interests and document any digressions from the original intent of the project.

Iconergy has commissioned the following systems for hundreds of facilities within the State of Colorado:

- ✓ All HVAC Mechanical
- ✓ Automated Lighting Controls
- ✓ TAB Verification
- ✓ Plumbing Systems
- ✓ Energy Storage
- ✓ Electrical Black Site Testing, Backup Power, EM Circuits
- ✓ Utility metering and information systems
- ✓ Elevators

Owner Training

An additional part of our commitment to providing value-added service is to provide training to management and staff that will improve building operations, efficiency and effectiveness. We have

the capability to provide training to County personnel in all areas associated with the projects. Based on the systems installed and agreed scope for the first phase or additional phases, training manuals can be developed to cover proper operations of all applicable equipment. Training programs with Iconergy can be as simple as reviewing Operations and Maintenance (O&M) manuals with clients and as comprehensive as fully training our clients to operate and maintain their new systems proactively and regularly. We will provide training to your internal staff and, if desired, to any of your third-party O&M providers. We do this to ensure that the equipment and systems are maintained to the level achieved at construction and that you continue to recognize the savings year-over-year. Iconergy training will be delivered for Routt County, with actual equipment located in the facility.

Iconergy will provide the warranty service provided by the original manufacturer's warranty or make arrangements for extended warranty if requested by Routt County, and if available. Iconergy will warranty all workmanship in performance with this agreement for a period of one year from the time the work is completed and will do subsequent warranty walks, if needed. At project turnover, our project manager will provide a warranty book to the County.

After the upgrades are complete, our in-house commissioning and Q/C team will verify that all systems properly function in accordance with the intent of the improvement, meet all code requirements and meet or exceed industry standards for the installation. After all punch list items and deficiencies have been corrected, Iconergy will issue a complete post implementation report along with complete Provision of Records Documents (as-builts and O&M manuals).

Provision of Record Documents

Prior to closing out any portion of Routt County's project, contractors are required to submit detailed O&M manuals for all equipment specified. Detailed O&M requirements are laid out in Iconergy's standard specification package. This portion – in addition to the remainder of Iconergy's specifications – will be readily available to the County for review and approval, if desired.

This specification package details the information that must be included in Operations and Maintenance manuals. It also outlines the review and approval process contractors must go through before providing these manuals to Routt County. By requiring specific, detailed information – and working diligently to ensure that all such information is included – Iconergy ensures that County personnel and maintenance contractors will have all the necessary information at their fingertips in future years.

Upon completion of construction, commissioning, punch-lists, training, and other post-construction activities, Iconergy will provide both digital and hard copy plans for the design of the new systems. These plans will be stamped by the Iconergy Engineer-of-Record and any other professionals necessary (architect, structural, etc.).

2. Key Personnel and Roles

Project Team

Iconergy becomes an extension of your staff, always available and responsive, with proven leadership that is completely dedicated to the success of the project. Our experienced development, engineering and construction teams have the experience to provide Routt County with an exceptional project. As with all of our projects, we will strive to use subcontractors from the local area. We will vet these resources as a part of our development process and in close coordination with the County's team. The below table shows our key personnel's experience and responsibilities in connection with this project:

Iconergy's Proposed Project Personnel's Experience and Role		
Name, Title, Company, Location	**Intended Role**	**Level of Expertise**
Scott Shulda *CEM* Director of Operations Iconergy, Denver	Project and Construction Management	30+ years
Tara Fowler BD Specialist Iconergy, Denver	Client Communication, Contracts	15+ years
Taner Norton Project Manager Iconergy, Denver	Technical Review Specification, Project Development, Project Management, Contracts	25+ years
Oliver Cesario Superintendent Iconergy, Denver	Construction Management, Subcontractor Management	20+ years
John Sellers Project Manager Iconergy, Denver	Training	20+ years
Pete Salmon *PE, CxA, BCxP, LEED AP* Director of Commissioning Iconergy, Boulder	Commissioning	20+ years
Mechanical Contractor Tolin Mechanical Silverthorne	Mechanical Subcontractor, Technical Review, Implementation	
Controls Contractor LONG Building Technologies Routt County	Controls Subcontractor, Technical Review, Implementation	

Electrical Contractor BAN Electric Services Wheat Ridge	Electrical Subcontractor, Technical Review, Implementation	
Erik Jeannette *PE, CCP* Director of Engineering Iconergy, Boulder	Engineering Support	25+ years
Dallas McCoy *PE* Senior Project Engineer Iconergy, Denver	Engineering Support	10+ years
Kyle Crowley *PE* Electrical Engineer Iconergy, Denver	Engineering Support	10+ years

For more information on our Key Personnel assigned to this project, please refer to their resumes in Appendix A.

Our Subcontractor Partners

As the prime general contractor, Iconergy will be the County's main point-of-contact, immersed in all project phases. Iconergy takes great pride in selecting subconsultants who are experts in their fields, team players, collaborate well, and have a great reputation for producing great projects. After reviewing the initial scope and participating in the site walk-through, we are recommending partnering with Tolin Mechanical, LONG Building Technologies and BAN Electric. As highly qualified contractors, we believe this will result into a highly successful project outcome for the courthouse retrofit. The Iconergy team has worked with all our partners for a number of years, to include several projects in Routt County. We have always been able to rely on these subs for producing a successful project and are confident that they will be the ideal partner for the courthouse electrification project.

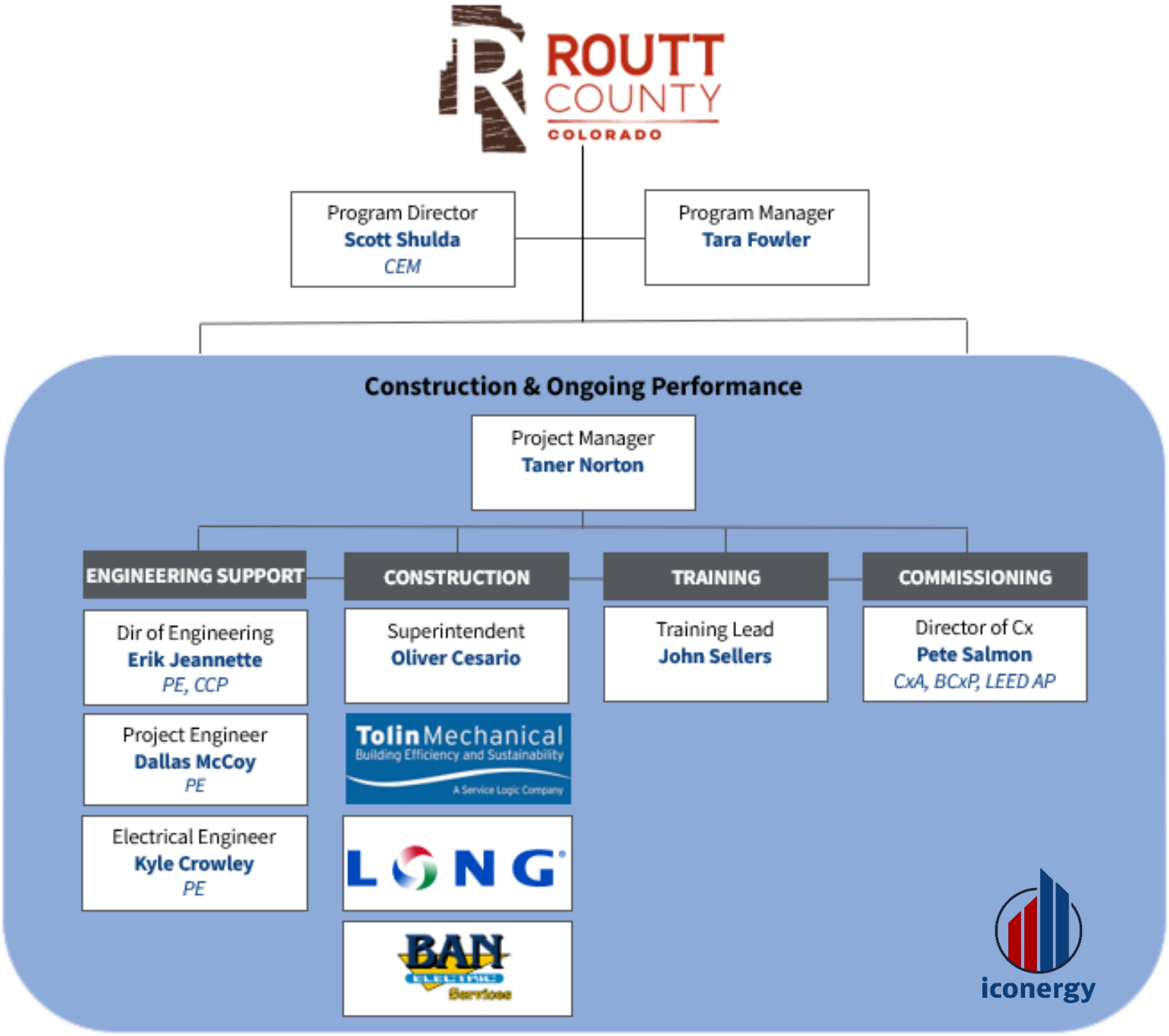
Tolin has worked with in the Yampa Valley area for many years and have recently completed mechanical retrofits for the City of Steamboat Springs Community Center as well as the Routt County Justice Center. Collectively, Iconergy has worked with Tolin on dozens of projects, including our most recent endeavor for the Routt County Detention Center. Additional project information can be found in Appendix A.

As a long time and trusted partner of Routt County, LONG Building Technologies will be contracted to integrate all new temperature-control components into the existing Building Automation System (BAS). Per County requirements, LONG will utilize Distech BACnet IP controllers. Additional qualifications can be found in Appendix A.

BAN Electric Services is a full-service electrical contractor focusing on commercial, industrial and residential electrical installations. The company has been successfully expanding since 2003 by creating and forming relationships through respect, industry ethics and dedication to quality installation and service. Please see Appendix A for more info.

Organizational Structure

Provided below is an organization chart of the team that will be working on the implementation of the Routt County Courthouse project:



3. Demonstrated Experience

Project Experience of Iconergy

Iconergy has extensive experience providing our services at facilities and portfolios similar to Routt County on a design-build, engineering consulting and construction management basis. Our client list includes public sector clients from across the Mountains, Western Slope, Northern Colorado, the Front Range and the Eastern Plains. The scopes of work includes mechanical design-build retrofits, commissioning/retro-commissioning, energy analysis and design, construction management and other facility optimization services. These projects range from small to large, simple to complex, and from single buildings to multiple-building campuses.

The following table outlines some of the most recent design-build and construction projects our team has completed over the past five years. These projects are similar in scope as the upcoming courthouse HVAC upgrade project:

Project Summary of Design-Build and Construction Projects Past 5 Years					
Project Name	**Facility Type**	**City & State**	**Project Size ($)**	**Project Size (SF)**	**Year Completed**
Clear Creek County – Multiple Projects	County	Georgetown, CO	$7M	1M	2025
Ford County	County	Kansas	$4.5M	500K	2026
Town of Erie	Municipality	Erie, CO	$5M	131K	In-progress
Town of Breckenridge	Municipality	Breckenridge, CO	$2M	N/A	In-progress
Town of Center	Municipality	Center, CO	$2M	1M	2022
Colorado Department of Personnel & Administration Capitol Building - Phase 2	State Agency	Denver, CO	$7.3M (total PH 1 + 2)	1.8M	In-progress
Colorado Department of Personnel & Administration Capitol Building - Phase 1	State Agency	Denver, CO	$7.3M (total PH 1 + 2)	1.8M	2021
Denver Health and Hospital Authority (DHHA)	State Agency	Denver, CO	$14.1M	2.7M	2024

CDPHE – Multiple Projects	State Agency	Denver, CO	$8M	1M	On-going
Colorado Parks and Wildlife	State Agency	Denver, CO	$5.5M	80K	In-progress
History Colorado – Multiple Locations	State Agency	Colorado	$4.2M	200K	In-progress
Clear Creek Metropolitan Recreation District	Parks & Rec	Idaho Springs, CO	$500K	25K	2022
Mapleton Public Schools – Ph 2	K-12	Brighton, CO	$8M	--	2025
Mapleton Public Schools – Ph 1	K-12	Brighton, CO	$4	--	2024
Pritchett School District	K-12	Pritchett, CO	$4.1M	35K	2021
Arriba-Flagler Consolidated School District 20	K-12	Flagler, CO	$5.2M	75K	2021
Stratton School District	K-12	Stratton, CO	$1M	80K	2021
Byers School District EPC	K-12	Byers, CO	$1.7M	109K	2021
Haxtun School District	K-12	Haxtun, CO	$4M	85K	2021
Burlington Schools	K-12	Burlington, CO	$1.5M	200K	2025
Eagle County School District	K-12	Eagle, CO	$3.5M	840K	2021
Hanover School District	K-12	Hanover, CO	$2.2M	410K	2025
Denver Waldorf School	K-12	Denver, CO	$1.5M	25K	2024
Auraria Higher Education Center (AHEC)	Higher Education	Denver, CO	$12M	2.2M	In-progress
Community College of Aurora	Higher Education	Aurora, CO	$2M	100K	2023
Arapahoe Community College	Higher Education	Littleton, CO	$4M (est)	--	In-progress
Haxtun Hospital	Healthcare	Haxtun, CO	$4.3M	40K	2021
Kiowa County Hospital District	Healthcare	Eads, CO	$1.4M	32K	2021

On the following pages, we have highlighted examples of recent Iconergy project experience. We have included projects that are similar to the RFQ document and the various services to be provided. References are also noted for each case study.

Routt County
Colorado

Design, Electrification and Commissioning Services for Multiple Buildings

PROJECT DETAILS

Highlights:

- Design
- Commissioning
- Mechanical Systems
- Building Automation System
- Electrification Opportunities

Reference:

Reference
Steve Faulkner
Maintenance Manager
Routt County
sfaulkner@co.routt.co.us
(970) 870-5218

Starting in 2023, Iconergy was chosen as the engineering design consultant and commissioning agent for the Routt County Detention Center, Health and Human Services Building and Justice Center.

Iconergy facilitated MEP design to replace existing systems within the boiler plant. Base scope included replacing the main 1500 MBH boiler and building automation upgrades in the mechanical boiler room. Our team also created building automation sequences of operation and provided points lists for the controls upgrade. Iconergy also commissioned the new system.

At the Health and Human Services building, the Iconergy team commissioned several systems to include building automation system, exhaust fans, pumps, AHUs, VAV boxes, central heating and cooling plants, boilers, test, adjust and balance verification, HVAC controls / TAB validation, miscellaneous HVAC equipment, energy recovery, ventilation units, lighting systems, life safety systems, and building envelope.

In addition to the work at the above-mentioned facilities, Iconergy recently worked with the County in identifying electrification opportunities as well as a new air handling re-design at their courthouse.

Mapleton School District
Skyview Campus
Thornton, CO

Mechanical Upgrades for a local school campus

PROJECT DETAILS

Highlights:

- Mechanical Systems Assessments
- Water-Sourced Heat Pumps
- Variable Refrigerant Flow (VRF) Systems
- Building Automated Systems (BAS)

Services:

- Investment Grade Audit
- Design-Build
- Construction Management
- Mechanical Systems Analysis
- Building Controls (BAS) Analysis
- Geoexchange
- Retrocommissioning

Reference:

Mike Crawford
Superintendent
Mapleton Schools
crawfordm@mapleton.us
303-853-1000

iconergy

Mapleton Public Schools is a long-time Iconergy client. After Iconergy optimized the poorly performing buildings on MPS' Skyview Campus via retrocommissioning, Mapleton approached Iconergy for a design-build retrofit to address existing building issues that needed capital upgrades. This publicly funded K-12 campus consists of four schools that all have variable refrigerant flow (VRF) systems with dedicated outdoor air (DOAS) energy recovery ventilators and boiler plants.

The four buildings that comprise this campus the North Valley School for Young Adults, Clayton Academy, Anythink Library, and Mapleton Expeditionary School of the Arts. MPS wished to replace the aged VRF / DOAS infrastructure with something efficient and that would maintain building operations well.

The project removed the troublesome HVAC systems and install a new water-source heat pump systems and building controls (BAS). A back up boiler and cooling tower provided additional redundancy. The HVAC systems are compatible with a future geoexchange field for additional energy efficiency and life cycle of installed equipment.

Iconergy helped support a BEST grant as well. Phase II construction finished in the summer of 2025 ($8M) and Phase I finished in 2024 ($4M). Both projects finished on-time and on-budget.

Town of Erie

Erie, CO

Energy Efficiency and Mechanical Retrofits for a Colorado town

PROJECT DETAILS

Highlights:

- Energy Efficiency
- Mechanical Retrofits
- HVAC & Controls
- Grant Assistance

Services:

- Investment Grade Audit
- Design-Build
- Construction Management
- Financing Facilitation
- Energy Efficiency
- Solar PV
- Water Efficiency
- Mechanical Retrofit
- Grant Services

Reference:

Chad Alexander
Facilities Manager
Town of Erie
calexander@erieco.gov
(303) 775-7984

iconergy

The Town of Erie recently chose Iconergy to develop and execute an Energy Performance Contract (EPC). Important goals of the project include evaluating five sites and their auxiliary buildings for energy and water efficiency upgrades, renewable energy systems, etc. as well as supporting the Town's efforts in locating funding and/ or financing of the proposed energy projects.

Specific projects implemented in the EPC process included windows/doors, LED lighting, HVAC upgrades, insulation, exterior lighting improvements and connecting town irrigation systems to their raw water run-off ponds.

Phase 2 of the EPC project included the implementation of a floating solar installation at the North Water Reclamation Facility (NWRF), where solar panels will generate clean electricity right on the surface of a treatment pond. This approach saves space, boosts efficiency, and delivers long-term environmental and operational benefits without disturbing open land.

The 1.2-megawatt system will produce enough energy to power nearly 40% of the facility's operations. Erie will reduce carbon emissions by the equivalent of removing more than 330 gas-powered cars from the road each year. With plans of expanding this solar installation even further, the entire NWRF campus will be powered by solar—making Erie one of the first communities in the region to fully solar-power a major utility site.

Denver Health Hospital Authority

Denver, CO

Mechanical Upgrades for Multiple Commercial Buildings

PROJECT DETAILS

Highlights:

- Energy Savings
- Multiple large buildings
- Utility Incentives

Services:

- Investment Grade Audit
- Design-Build
- Construction Management
- Financing Facilitation
- Planned Implementation of Innovative and Advanced MEP Solutions
- Utility Incentives

Reference:

Christopher Burnette
Facilities Engineering Manager
Denver Health Hospital Authority
chris.burnette@dhha.org
303-436-6000

iconergy

Iconergy was selected to partner with Denver Health and Hospital Authority (DHHA) to conduct an Investment Grade Audit which led to multiple phases of Energy Performance Contracting (EPC) projects including controls optimization and monitoring, comprehensive lighting upgrades, HVAC, electrical and other health, and safety upgrades. Iconergy also reviewed and integrated DHHA's master plan into how the comprehensive retrofit and optimization EPC would be implemented.

Iconergy worked closely with DHHA on developing a strategic energy, CIP, and deferred maintenance plan to address comprehensive HVAC, electrical, controls, and other health and safety upgrades. Iconergy was able to achieve various strategic goals for DHHA during the IGA as well, such as expanded submetering capability and enhanced utility data management collection, analysis, and reporting that enabled DHHA to win a national award.

Phase I of this project includes portfolio-wide retro-commissioning, advanced metering, and lighting retrofits on a 2.7 M square feet urban main campus as well as DHHA's satellite facilities throughout Denver. A total of 28 commercial buildings are involved.

Phase II is now concluding and includes significant additional HVAC, controls, electrical, retro-commissioning, and plumbing solutions.

Phase III is under development which will continue RCx, MBCx, and renewable energy solutions.

Clear Creek County
Colorado

Comprehensive Energy Efficiency Upgrades in 16 County-Owned Facilities

PROJECT DETAILS

Highlights:

- Turnkey construction
- Mechanical retrofits
- Energy Efficiency upgrades
- Multiple buildings

Services:

- Investment Grade Audit
- Design-Build
- Construction Management
- Mechanical/HVAC Retrofits
- Grant Assistance
- Solar PV
- SkySpark/MBCx
- EV charging stations
- EV Readiness Plan
- Lighting and Controls Retrofits

Reference:

Matt Taylor
GIS Director
Clear Creek County
mtaylor@clearcreekcounty.us
(303) 679-2356

iconergy

Iconergy performed an Investment Grade Audit (IGA) and design-build energy retrofits for 16 County-owned buildings. In addition, the County then asked Iconergy to take on a design-build remodel project of the County Courthouse that took place concurrently with an Energy Performance Contract (EPC). Both the EPC and the design-build scopes of work were performed at the same time and successfully completed on time and under their $3.2M budget.

Significant upgrades that enabled the county to reduce costly emergency repairs included: new HVAC systems in most buildings, county-wide lighting upgrades, county-wide controls and BAS system design and installation, building mounted solar PV on four buildings (a first for the County), improved ventilation that met or exceeded code where the County was falling short, weatherization of buildings, and various other energy and water saving measures that were made to be compatible with the County's existing equipment and systems.

The County then contracted with Iconergy to implement a design-build retrofit of the County Courthouse and supporting office spaces to meet ADA and new programming requirements for how the courthouse was to operate. Both the EPC and the design-build scopes of work were performed at the same time and successfully completed under budget.

Remote and High Alpine Experience

As a Colorado based company, Iconergy has extensive experience implementing successful projects throughout the Colorado high-country and is committed to proactively serving this part of the state effectively. Proximity has never been an issue with any of our clients and we have been successful time and again delivering solutions to counties, municipalities, school districts and ski resorts all within the Colorado Rockies.

By desiging and executing projects in high-altitude settings, we understand mountain conditions and the ways in which these buildings operate. This expert knowledge allows our team to assess the buildings in a way that will allow us to make the best recommendations.

Iconergy's past and current projects include a wide variety of public and private entities throughout the Colorado Mountains to include the Yampa Valley. Our projects range from small to large, simple to complex, and from single buildings to multiple-building campuses. These include government buildings, academic buildings, libraries, hospitality venues, and medical buildings:

- Routt County
- Steamboat Springs School District
- Steamboat Springs Ski Resort
- City of Aspen
- Aspen School District
- Beaver Run Resort & Conference Center
- Breckenridge Grand Vacations
- Clear Creek County
- Clear Creek Metropolitan Recreation District
- Delta County Joint District 50
- Dolores County School District RE-2J
- Eagle County Charter Academy
- Eagle County RE 50 School District
- City of Frisco
- Frisco Medical Office Building
- City of Glenwood Springs
- Hospitality Companies (Aspen, Copper Mountain and Vail)
- Park County School District
- Pitkin County
- Pitkin County Library
- Round Mountain Water and Sanitation
- Summit County
- Town of Breckenridge
- Two Rivers Community School (Glenwood Springs)
- Vail Public Library
- Western Colorado University

4. Client References

We are proud of the projects we have completed and the references we have gained. Below are references of which Iconergy has performed services that are similar to the County's upcoming retrofit project.

Select References for Routt County				
Name	**Title**	**Organization**	**Phone**	**Email**
Chad Alexander	Facilities Manager	Town of Erie	303-775-7984	calexander@erieco.gov
Matt Taylor	GIS Director	Clear Creek County	303-679-2356	mtaylor@clearcreekcounty.us
Mike Crawford	Superintendent	Mapleton Schools	303-853-1000	crawfordm@mapleton.us
Richard "Rick" Lee	Director of Capital Assets	State of Colorado DPA	303-866-3838	richard.lee@state.co.us
Christopher Burnette	Facilities Engineering Manager	Denver Health Hospital Authority	303-436-6000	chris.burnette@dhha.org

5. Schedule

Due to our experience in the public building space, we understand how important it is to work with the facilities staff in scheduling our site visits and construction to make it as non-disruptive as possible for the staff and visitors. We understand that the courthouse is a heavily used building and we will do everything possible to conduct our work with as miminal disruptions to the occupants as possible.

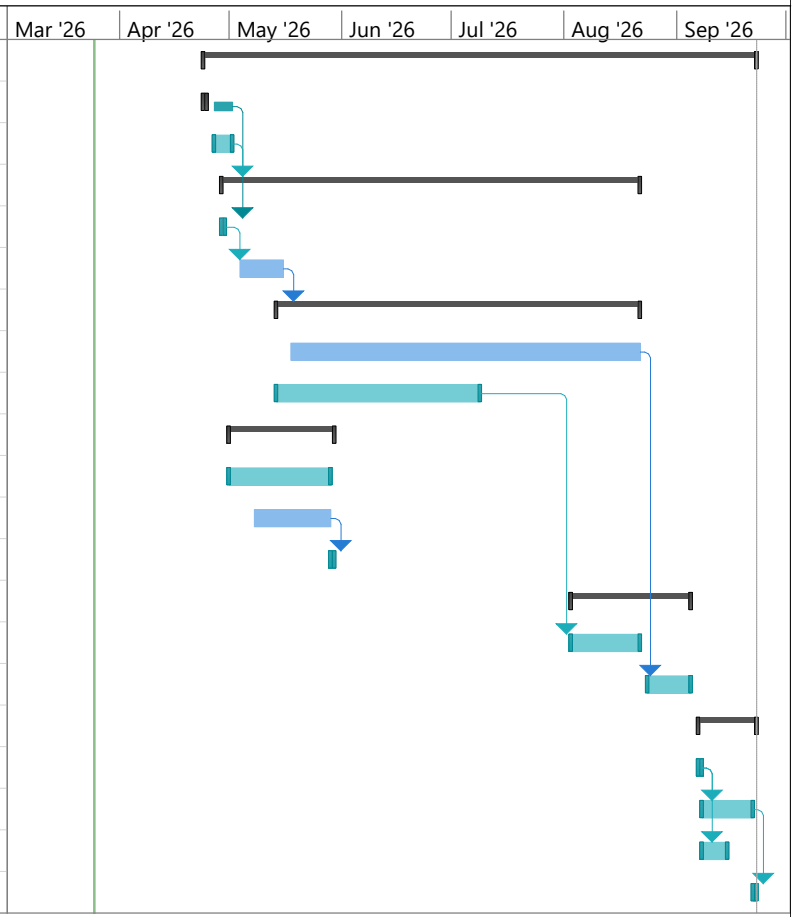
The following preliminary project schedule is based on the high-level information that we currently have for this project and our experience with projects of similar size and complexity. It is reflective of a traditional RTU and boilder retrofit scope as well as feedback from our subcontractors on the current equipment lead-times.

We will fine tune this schedule to meet the needs of the County and to incorporate the necessary adjustments to accommodate the project scope as it develops.

Please see the next page for the preliminary schedule.

Routt County - RFP Schedule

ID	Task Name	Start	Finish
1	**Routt County Historic HVAC & Electrofication Project**	**Fri 4/24/26**	**Tue 9/22/26**
2	**Contract & NTP**	**Fri 4/24/26**	**Fri 4/24/26**
3	Subcontracts	Mon 4/27/26	Fri 5/1/26
4	**Design & Pre-Construction**	**Wed 4/29/26**	**Fri 8/21/26**
5	Routt County Objective Mtg	Wed 4/29/26	Wed 4/29/26
6	Submittals	Mon 5/4/26	Fri 5/15/26
7	Equipment Procurement	Thu 5/14/26	Fri 8/21/26
8	RTUs	Mon 5/18/26	Fri 8/21/26
9	Boilers	Thu 5/14/26	Wed 7/8/26
10	**Preconstruction**	**Fri 5/1/26**	**Fri 5/29/26**
11	Site planning & logistics	Fri 5/1/26	Thu 5/28/26
12	Final Schedule Development	Fri 5/8/26	Thu 5/28/26
13	Notice to Proceed Construction	Fri 5/29/26	Fri 5/29/26
14	**Construction/Implementation**	**Mon 8/3/26**	**Fri 9/4/26**
15	Boilers Installation	Mon 8/3/26	Fri 8/21/26
16	RTU Installation	Mon 8/24/26	Fri 9/4/26
17	**Post Construction**	**Mon 9/7/26**	**Tue 9/22/26**
18	Substantial Completion	Mon 9/7/26	Mon 9/7/26
19	Punch List	Tue 9/8/26	Mon 9/21/26
20	Commissioning/Testing/Training	Tue 9/8/26	Mon 9/14/26
21	Final Completion	Tue 9/22/26	Tue 9/22/26



Project: Routt County H
Date: Wed 3/25/26

Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	

6. Overall Cost and Value

The following table shows the breakdown of our cost of services for the courthouse project with Routt County:

Construction Budget Summary								
					Revision Date:	25-Mar-26	25-Mar-26	25-Mar-26
Project:	Routt County Courhouse HVAC Electrification Project				Budget Phase:	Proposal	Proposal	Proposal
Scope of Work:	RTU & Boiler Replacement							
Description:	Construction Budget Summary - Proposal					**Base Scope**	**Alternate #1**	**Alternate #2**
A. PROJECT CONSTRUCTION COSTS		**Trade**	**Allowance**	**Fee**	**General**	**TOTAL**	**TOTAL**	**TOTAL**
1	Mechanical	$ 494,196				$ 494,196	$ 412,991	$ 6,300
2	Electrical	$ 259,043				$ 259,043	$ 299,410	N/A
3	Controls	$ 96,141				$ 96,141	$ 78,007	$ 8,630
4	Roof Allowance [2]		$ 10,500			$ 10,500	$ 10,500	included in base
5	Interior GC's Allowance [3]		$ 15,750			$ 15,750	$ 12,600	included in base
6	Civil / Site Allowance [4]		$ 11,666			$ 11,666	$ 11,666	included in base
7	Safety & Security			$ 10,500		$ 10,500	$ 10,500	included in base
8	Dumpster/Incidentals				$ 6,300	$ 6,300	$ 6,300	included in base
	Sub-Total:	$849,380	$37,916	$10,500	$6,300			
A1. SUB-TOTAL CONST. COST (1 thru 8) =						**$ 904,096**	**$ 841,973**	**$ 14,930**
1	Payment and Performance Bond [1]					$ 19,688	$ 17,750	$ 592
2	Permits (estimated)					$ 1,500	$ 1,500	included in base
3	Insurance					$ 12,420	$ 11,197	$ 373
A2. TOTAL CONSTRUCTION COST (A1+ 1 + 2 + 3) =						**$ 937,703**	**$ 872,420**	**$ 15,895**
B.	**PROFESSIONAL SERVICES & FEE**							
1	Iconergy GCs					$ 171,475	$ 162,901	$ 11,146
2	Commissioning					$ -	$ -	$ -
B2. TOTAL PROFESSIONAL SERVICES =						**$ 171,475**	**$ 162,901**	**$ 11,146**
C. SUB-TOTAL DESIGN/BUILD CONST. COST (A2 + B2) =						**$ 1,109,178**	**$ 1,035,322**	**$ 27,041**
D.	**CONTINGENCY, FEEs**							
1	Owner's Contingency	5.0%	D1 (%) x C Sub-Total			$ 55,459	$ 51,766	$ 1,352
2	Iconergy Fee	15.0%	D1 (%) x C Sub-Total			$ 166,377	$ 155,298	$ 4,056
E.	**PROJECT SUM (C+D) = E**					**$ 1,331,014**	**$ 1,242,386**	**$ 32,449**

1. Performance and Payment Bonds if required
2. Roofing subcontractor allowance
3. Interior general subcontractor allowance for paint, patch, ACT ceiling, protection, and clean-up
4. Exterior general subcontractor allowance for trenching, sidewalk, grading, sod, and clean-up

Appendix A: Resumes

Scott Shulda, *CEM*

Director of Operations

Education: Master of Business Administration, *Baker University;* Bachelor of Science in Engineering, Architectural Engineering, *University of Kansas*

Base Location: Denver, CO

Certifications:

- Certified Energy Manager, *Association of Energy Engineers*

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Professional Summary

Scott has worked in the industry since 1997. He brings significant experience in developing comprehensive renewable energy, power generation, and energy efficiency projects. Scott's focus is on energy conservation strategies, financial modeling, risk analysis, project design and delivery, strategic planning, implementation, and commissioning. Scott has managed and executed energy conservation projects including utility incentive audits, commissioning projects, facility conditions assessments, and investment grade audits through energy performance contracting throughout the Rocky Mountain region.

**experience prior to Iconergy*

Representative Programs and Projects				
Project Name	Service Type	Facility Type	State	Project Cost
Town of Erie	DB/EPC Retrofit	Municipality	CO	$5M
City of Longmont WWTP	Design-Build	Municipality	CO	$250K
City of Boulder*	DB/EPC Retrofit	Municipality	CO	$3M
Denver Health and Hospital Authority (DHHA)	DB/EPC Retrofit	Healthcare	CO	$15M
Colorado Dep. of Personnel & Administration – Capitol Complex + 18 Office Spaces	DB/EPC Retrofit	State Agency	CO	$6.6M (2020-present) $20M (2001-2011) *
Colorado Parks and Wildlife	DB/EPC Retrofit	State Agency	CO	$5.5M
Arapahoe Community College	DB/EPC Retrofit	Higher Education	CO	$4M (est)
Auraria Higher Education Campus (AHEC)	DB/EPC Retrofit	Higher Education	CO	$28M (est)
Community College of Aurora HVAC Retrofit	Design-Build Retrofit	Higher Education	CO	$1.6M
Mapleton School District	DB/EPC Retrofit	K-12	CO	$12M

Tara Fowler

Business Development Specialist

Education: B.S. Business Administration with an emphasis in Marketing, *University of Northern Colorado*

Base Location: Denver, CO

Certifications:

- Energy Services Coalition (ESC), Colorado Chapter Member, Elected Treasurer
- OSHA 10-Hour
- ISO 9001 Quality Management (former)
- ISO 14001 Environmental Management (former)
- ISO 27001 Information Security (former)

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Professional Summary

Tara develops energy efficiency and energy transformation opportunities in Colorado. As an experienced account manager, she works with clients in K-12, higher education, healthcare, cities, and counties across the state and has a deep understanding and professional ease with the cultural and organizational nuances of facilities management. By building partnering relationships, Tara works with our clients on preparing comprehensive plans to maximize energy savings.

Representative Programs and Projects				
Project Name	Service Type	Facility Type	State	Project Cost
Clear Creek County Animal Shelter	Design-Build Retrofit	County	CO	$780K
City of Aspen Building Performance Standards	ASHRAE Level II Audit	Municipality	CO	$60K
City of Lakewood	ASHRAE Level II Audits and Electrical Load Study	Municipality	CO	$50K
Vail Public Library	Investment Grade Audit	Municipality	CO	$50K
Colorado Parks and Wildlife	DB/EPC Retrofit	State Agency	CO	$5.5M
Burlington School District Kitchen and Security Upgrades	Design-Build Retrofit	K-12	CO	$2M
Aspen School District Solar PV Study	Solar PV and BESS	K-12	CO	$60K
Arapahoe Community College	DB/EPC Retrofit	Higher Education	CO	$4M (est)
Community College of Aurora RTU and HVAC Upgrades	Design-Build Retrofit	Higher Education	CO	$2M
Pagosa Springs Medical Center	Investment Grade Audit	Healthcare	CO	$50K

Taner Norton

Project Manager

Education: Associate of Applied Science, Business Administration, *Brown Mackie Business College*

Base Location: Denver, CO

Certifications:

- Master Planning Expert Pedagogy of Educational Spaces, Sustainable Building Design
- High Performance Design Building Seminars, CANDO/Energy Smart Buildings
- Asset Management System Expert
- International Code Council Training
- Supervisory Training Program, Associated General Contractors of America
- Supervisory Training, State of Wyoming
- ASIS American Society of Industrial Security, Member
- FMA CFM Training Certification
- OSHA 10 & 30

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Professional Summary

Taner has 25+ years of experience in the fields of design, construction project management and facility management in both private and government sectors. These years of experience have held his interest in the design and construction industry with the various complexities required to achieve successful projects. Throughout his career, he has created a successful project record that reflects his dedication to team building and delivering great end results. His background in the construction industry as well as comprehensive professional experience makes him a significant attribute to any project. Taner has a successful history working in government administration along with a wide spectrum of facilities management and construction trades. He possesses a strong program and project management professional skilled in delivering company objectives, management of design and construction processes in support of efficient facility management.

**experience prior to Iconergy*

Representative Programs and Projects				
Project Name	Service Type	Facility Type	State	Project Cost
Denver Health and Hospital Authority (DHHA)	DB/EPC Retrofit	Healthcare	CO	$15M
Colorado Dep. of Personnel & Administration – Capitol Complex + 18 Office Spaces	DB/EPC Retrofit	State Agency	CO	$6.6M (2020-present)
Auraria Higher Education Campus	DB/EPC Retrofit	Higher Education	CO	$28M (est)
Arriba-Flagler School District	DB/EPC Retrofit	K-12 School	CO	$5.2M
Byers School District	Design-Build	K-12 School	CO	$1.7M
Stratton School District	Design-Build	K-12 School	CO	$1M
Pritchett School District	DB/EPC Retrofit	K-12 School	CO	$4.1M
Statewide Security for All Educational Buildings *	DBB & DB	K-12 Schools	WY	$9.4M

Oliver Cesario

Senior Site Superintendent

Education: Course Work in Civil Engineering, *Cal Poly State University*

Base Location: Denver, CO

Certifications:

- Heating & Ventilating License, *City and County of Denver*

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Professional Summary

Oliver, a licensed H&V Superintendent since 1998, brings extensive experience in sustainable design-build projects, energy efficiency, and retrofit upgrades. His expertise spans various project types such as hospitals, government facilities, high-rise buildings, labs, commercial/light industrial, education, and major mechanical rooms. Oliver's key strengths lie in developing and managing a comprehensive 'Master Plan' approach for projects, ensuring successful execution and efficient completion within schedule and budget constraints.

**experience prior to Iconergy*

Representative Programs and Projects				
Project Name	Service Type	Facility Type	State	Project Cost
Ford County	Design-Build Retrofit	County	KS	$6.5M
Colorado Dep. of Personnel & Administration – Capitol Complex + 18 Office Spaces	DB/EPC Retrofit	State Government	CO	$6.6M
Denver Health and Hospital Authority (DHHA)	DB/EPC Retrofit	Healthcare	CO	$15M
Mapleton School District	DB/EPC Retrofit	K-12	CO	$12M
Hanover School District	Design-Build Retrofit	K-12	CO	$2M
Burlington School District Kitchen and Security Upgrades	Design-Build Retrofit	K-12	CO	$2M
Auraria Higher Education Campus	DB/EPC Retrofit	Higher Education	CO	$28M (est)
University of Colorado Denver*	DB/EPC Retrofit	Higher Education	CO	$4M
Sky Ridge Medical Center, Multiple Buildings*	Retrofit/Energy Upgrades/New Construction	Healthcare	CO	$15M
PSL Hospital, Multiple Buildings*	Retrofit/Energy Upgrades	Healthcare	CO	$11M

Sawyer Bluhm

Project Engineer

Identifies construction scope necessary to successfully complete mechanical retrofits to meet operational and efficiency goals. Past duties have included management of installation of commercial hydronic heating and plumbing systems, parts and equipment procurement, inventory management, and construction project coordination.

Base Location

Silverthorne, CO

Education

Bachelor of Science in Mechanical Engineering
University of Colorado Boulder

Technical

Specialty Contractor Institute Project Management Course

Hydronic Theory NATE Certification Course

Project Roles and Responsibilities

• Provide design-build solutions with coordination between end users, outside consultants, and industry partners to deliver mechanical projects effectively to meet both operational and efficiency goals.

• Provide accurate cost estimating for bid-spec mechanical projects.

• Manage and coordinate HVAC projects and equipment retrofits of all types and sizes.

• Negotiate equipment, material, and parts pricing with a diverse group of national vendors and subcontractors

• Corporate safety committee member

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Tolin Mechanical

Building Efficiency and Sustainability

A Service Logic Company

Kevin Langston

Sales Engineer and Preconstruction Manager

Mr. Langston has been working in sales for the past (20) years and the past (14) years working in Building Automation Systems. He has been working at LONG in the Colorado Building Intelligence Service Group Since 2017 and was promoted to take on the Mountain Division on the I-70 Corridor Territory as of 2019.

Education

Bachelor of Science, Marketing
Metropolitan State University

Areas of Expertise

- Planning and Specification
- Estimating
- Post completion support
- Maintenance Agreements
- Analytics Agreements

Representative Project Experience

Over the past (2) years, LONG has completed over 1,000 projects including jobs local to the Routt County area such as:

- Steamboat Grand Chiller Replacement – Distech BACnet w. Niagara N4
- Westin Riverfront Chiller and Boiler Replacement – Distech BACnet w. Niagara N4
- Yampa Valley Medical Center – Sleep Labs and Integrative Medicine – Distech BACnet w. Niagara N4
- City of Steamboat – Parks and Recreation, Centennial Hall, New City Hall, New Fire Station – Distech BACnet w. Niagara N4
- Glenwood Hot Springs Hotel and Hotel 1888 – Distech BACnet w. Niagara N4
- Steamboat Sheraton Villas
- Steamboat Base Village – (Gondola, Gold walk, Promenade, Wild Blue Gondola, Four Points Lodge, Admin Building, Mountain Operations, The Range)
- ACZ Labs (Steamboat)
- Trailhead Lodge
- Aspen Valley Hospital
- Pioneers Medical Center
- Garfield Detention Center
- Moffat County High School
- Steamboat Schools: Sleeping Giant PK-8, Soda Creek ES, Strawberry Park ES, Steamboat MS, Steamboat HS, Admin Building
- Yampa Valley Medical Center
- Yampa Valley Regional Airport

Project Resume

Objective

BAN Electric Services is a full-service electrical contractor focusing on commercial, industrial and residential electrical installations. BAN Electric Services has been successfully expanding since 2003 by creating and forming relationships through respect, industry ethics and dedication to quality installation and service. Valerie and Bart Nicholas and their team of professionals have offered a high level of service to the Denver Metro area for many years. BAN Electric Services' team of professionals are committed to the highest level of electrical installations and service. Many of our projects run in $500,000-$1,000,000 range. BAN is currently in a season of growth and looking to expand that range.

Relevant Projects:

- Project Name: Ken Frieberg Fire Museum
  Scope: 1200A Service, Multiple Sub Panel Feeds

- Project Name: Tunnels to Towers
  Scope: Upgraded one line adding Multiple Sub Panels on 7 floors of a 10-story building, fully remodel from existing hotel to new veteran housing.

- Project Name: Staples Warehouse
  Scope: Added Transformers, Disconnects, and Subpanels for (4) New Mechanical Systems throughout warehouse.

- Project Name: *BAN service Department*
  Scope: Multiple RTU Pick and Flip Projects

- Project Name: Littleton Schools
  Scope: Boiler Projects

- Various Remodel Projects

- Various Ground Up Projects

For more relevant projects, please contact our Operations Manager, Todd Brooks @ 303-681-5637

John Sellers

Project Manager

Education: Bachelor of Science in Mechanical Engineering, *Yale University*

Base Location: Denver, CO

Certifications:

- US Air Force Pilot

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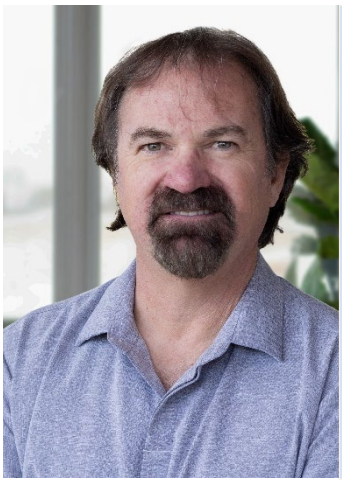
Professional Summary

Before joining Iconergy, John spent over 20 years as an Air Force pilot. Now, he leads our construction management program, dedicated to energy efficiency and capital upgrades. With his expertise in lighting, electrical, controls, and mechanical subcontracting, John excels in on-site assessments, pre-construction tasks, and post-construction activities. Count on him to deliver exceptional results throughout your project.

Representative Programs and Projects				
Project Name	Service Type	Facility Type	State	Project Cost
Town of Erie	DB/EPC Retrofit	Municipality	CO	$5M
Colorado Parks and Wildlife	DB/EPC Retrofit	State Agency	CO	$5.5M
Colorado Dep. of Personnel & Administration – Capitol Complex + 18 Office Spaces	DB/EPC Retrofit	State Agency	CO	$6.6M
Denver Health and Hospital Authority, Main Campus and Medical Office Spaces	DB/EPC Retrofit	Healthcare	CO	$15M
Aspen School District Solar PV Study	Solar PV and BESS	K-12	CO	$60K
Haxtun School District	DB/EPC Retrofit	K-12	CO	$4M
Denver Waldorf School – Doors Only	Design-Build	K-12	CO	$50K
Pritchett School District	DB/EPC Retrofit	K-12	CO	$4.1M
Aspen School District – Battery Storage and Solar PV	Battery Storage and Solar PV Analysis	K-12	CO	$60K
Auraria Higher Education Campus	DB/EPC Retrofit	Higher Education	CO	$28M(est)
Community College of Aurora HVAC Retrofit	Design-Build	Higher Education	CO	$1.6M



Erik Jeannette, *PE, CCP*

Director of Engineering

Education: Master of Science, Mechanical Engineering, *University of Colorado Boulder*; Bachelor of Science, Engineering, Environmental Engineering, *University of Colorado Boulder*

Base Location: Boulder, CO

Certifications:

- Professional Engineer, State of Colorado (#37305)
- Professional Engineer, State of Wyoming (#18055)
- Professional Engineer, State of Montana (#PEL-PE-LIC-70623)
- Certified Commissioning Professional

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Professional Summary

Having over 25 years of industry experience, Erik has managed projects as well as teams for sustainability consulting, energy modeling and audits, commissioning, monitoring-based commissioning, retro-commissioning, and HVAC DDC Design projects. His work includes a wide array of energy engineering and research projects from many sectors of the industry. At Iconergy, Erik's role is to lead energy engineering efforts, manage and develop projects, and provide overall quality control of the engineering work produced. Erik's extensive technical expertise coupled with his drive for customer satisfaction has led to a long history of project success.

Representative Programs and Projects			
Project Name	Service Type	Facility Type	State
Routt County Detention Center	Design/Cx	County	CO
Routt County Health and Human Services Building	Commissioning	County	CO
Routt County Electrification Study and Design	Electrification Study and Design	County	CO
Steamboat Ski Resort	Climate Action Planning and GHG Inventories	Hospitality	CO
Steamboat Springs School District	Commissioning	K-12	CO
City of Fort Collins, Eldora Pool Ice Center (EPIC) Recreation Center	Retrocommissioning	Municipality	CO
City of Fort Collins, Police Services	Retrocommissioning	Municipality	CO
City of Fort Collins Streets and Transfort Buildings	Lighting and HVAC Audits	Municipality	CO
Private Hospitality Client, Breckenridge	Controls design, Cx, measurement and verification	Hospitality	CO

Dallas McCoy, *PE*

Senior Project Engineer

Education: Bachelor of Science in Engineering, Mechanical Engineering, *Colorado School of Mines*

Base Location: Boulder, CO

Certifications:

- Professional Engineer, State of Colorado #0061757
- ASHRAE – Rocky Mountain Chapter

Professional Summary

Dallas has performed HVAC design for a wide array of new build and retrofit projects in different industry sectors including commercial, industrial, and municipal. His work experience includes designing a wide array of different HVAC systems for varying building types. He is well versed in providing energy-saving designs and applies knowledge of different HVAC systems to provide an efficient design that meets the needs of the project. At Iconergy, Dallas' role is to provide design expertise on design projects, and to help the team on energy engineering efforts.

Representative Programs and Projects			
Project Name	Service Type	Facility Type	State
Routt County Electrification Study and Design	Electrification Study and Design	Courthouse	CO
Routt County Detention Center	Design/Cx	County	CO
Routt County Health and Human Services Building	Design/Cx	County	CO
City of Fort Collins, On-Call HVAC Design Work	Design	Municipality	CO
City of Lakewood ASHRAE Level II Audit	Energy Audit	Municipality	CO
Mapleton Public Schools, Skyview Campus	Design-Build Retrofit	K-12	CO
University of Colorado Anschutz Medical Campus, Bundled Energy Projects	Energy Audits	Medical	CO

Kyle Crowley, *PE*

Electrical Engineer

Education: Bachelor of Science in Electrical and Computer Engineering, *Baylor University*

Base Location: Denver, CO

Certifications:

- Professional Engineer, State of Colorado, License #0061742

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Professional Summary

Kyle is an engineer who has worked in sustainable building design, energy efficiency, and renewable energy since 2016. As an electrical design engineer, Kyle has designed electrical, lighting, and fire alarm systems for a wide variety of projects, including hospitals, data centers, public libraries, and hospitality building types. Kyle's commitment to energy efficiency and broad experience in detailed design make him uniquely suited to provide clients with solutions that maximize both energy savings and long-term capital investment value.

Representative Programs and Projects				
Project Name	Service Type	Facility Type	State	Project Cost
Routt County Electrification Study and Design	Electrification Study and Design	Courthouse	CO	$65K
Clear Creek County Animal Shelter	Design-Build	County	CO	$780K
Colorado Parks and Wildlife	DB/EPC Retrofit	State Agency	CO	$5.5M
Aspen School District – Battery Storage and Solar PV	Solar PV Analysis and BESS	K-12	CO	$50K
Mapleton School District	DB/EPC Retrofit	K-12	CO	$12M
Hanover School District	Design-Build Retrofit	K-12	CO	$2M
Arapahoe Community College	DB/EPC Retrofit	Higher Education	CO	$4M (est)
Auraria Higher Education Campus	DB/EPC Retrofit	Higher Education	CO	$28M (est)
Denver Health and Hospital Authority (DHHA)	DB/EPC Retrofit	Healthcare	CO	$15M
LINC – Greeley Public Library*	Design-Build	Library	CO	$4M

Pete Salmon, *PE, CxA, BCxP, LEED AP*

Director of Commissioning

Education: Master of Science in Civil Engineering, Building Systems Program, *University of Colorado Boulder;* Bachelor of Science in Integrated Science and Technology, Energy Concentration, *James Madison University*

Base Location: Boulder, CO

Certifications:

- Professional Engineer, State of Colorado, #55208
- Certified Building Commissioning Professional, ASHRAE
- Certified Commissioning Authority, AABC Commissioning Group
- LEED Accredited Professional, U. S. Green Building Council

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Professional Summary

Pete brings 20 years of experience in performing and managing commissioning and retro-commissioning services for new construction, major renovation, and energy performance contract projects. His clients include local, state, and federal governments, K-12 school districts, universities, and private developers. At Iconergy, Pete lays the foundation for successful projects by establishing clear expectations and communication guidelines.

Representative Programs and Projects			
Project Name	**Service Type**	**Facility Type**	**State**
Cheyenne County	Commissioning	Courthouse	CO
Clear Creek County	Commissioning	Courthouse	CO
Ford County Courthouse and Sheriff's Office	Commissioning	Courthouse / Offices	KS
Pueblo County Detention Center	Commissioning	Detention Center	CO
Teton County Justice Center	Commissioning	Justice Center	WY
Alamosa County	Commissioning	Jail / Justice Center	CO
City and County of Broomfield, Broomfield Detention Center	Commissioning	Detention Center	CO
Colorado Mesa University, various buildings	Commissioning	Higher Education	CO
Aspen Ski Company Snowmass, CO	Commissioning	Hospitality	CO

Thank you for considering our team for your upcoming project.

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Routt County Courthouse Energy Analysis

Steamboat Springs, CO

June 6, 2025

Submitted by Iconergy, LTD

1905 Sherman St. Suite 1040,
Denver, CO 80203
Iconergy.com

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1 Summary Page

Client Name:	Routt County Courthouse
Service Address:	522 Lincoln Ave, Steamboat Springs, CO
Client/Site Contact:	Steve Faulkner
E-mail:	sfaulkner@co.routt.co.us
Iconergy Contact	Dallas McCoy
Title	Project Engineer
Phone	303-453-9533
Email	dmccoy@iconergy.com
Building Type:	Office
Square Feet of Building:	20,574

2 Executive Summary

This document will cover energy analysis calculations done on different electrification options for the Routt County Old Courthouse building. The current building is served by four DX cooling and natural gas heating rooftop air handlers, one DX cooling and hydronic heating air handler located in the basement, and a handful of VAV boxes with hot water reheat. There is a central natural gas fired boiler plant in the basement that provides hot water for the hydronic heating devices. This report considers the options of electrifying the boiler plant, replacing the existing boilers with condensing boilers, fully electrifying two of the rooftop air handlers, or partially electrifying the two rooftop air handlers. Both rooftop air handler replacement options were evaluated considering the use of heat pumps, which use the refrigeration equipment in the air handler for cooling and some heating.

3 Definitions

- Scope 1 Greenhouse Gas Emissions (GHG): This refers to greenhouse gas emissions directly produced mostly by the burning of fossil fuels at the site in question. Carbon dioxide is the greenhouse gas being accounted for in the report.
- Scope 2 Greenhouse gas emissions (GHG): This refers to greenhouse gas emissions associated with delivered energy such as electricity. For the purposes of this study, we are using 2023 Xcel Energy Scope 2 emissions factors.
    - *It should be noted that YVEA is ending its wholesale contract with Xcel and starting a new 15-year contract with Guzman Energy beginning in 2028.* One of Guzman Energy's stated goals is to provide cleaner power to rural areas that are typically heavy on coal for power generation. This projects to potentially give YVEA access to a cleaner power mix as soon as 2028.
- Dual Fuel Pump RTU: Refers to a heat pump air handling unit that can use a direct expansion (DX) coil for cooling and some of the building heating load. The remaining heating load is taken care of by a backup gas-fired burner located within the unit.
- All-Electric Heat Pump RTU: This unit is the same setup as the dual fuel unit, but instead of having a natural gas burner for supplemental heating this unit uses electric resistance coils.

4 Electrification Measures

The impacts of the electrification measures being considered for this building are shown in the tables below.

4.1 Electric Boilers

Electrifying the boiler plant will lead to an estimated annual utility cost increase of $16,560. There is a reduction in natural gas usage for the facility of 9,190 therms or around 67% of the building's natural gas usage. Electricity use could increase by 212,810 kWh which is about 127% of the current electricity use for the whole building. Facility scope 1 greenhouse gas (GHG) emissions could be reduced by 48 metric tons of CO2. However, the increased scope 2 GHG emissions as a result of relying more on the current electrical grid is 91 metric tons of CO2. The current electrical grid is still largely reliant on fossil fuels which increases the GHG impact of more electricity use currently. Implementation costs shown in the table below are an estimate based on the estimated cost of new boilers, an electric service upgrade and potential additional electrical work within the building. Much of the cost is estimated to go to upgrading the building electrical systems to accommodate 480V/3PH power. There are currently no utility rebate incentives offered by YVEA that would apply to this project.

Table 1: Boiler Electrification Upgrade

Measure	Electrical Usage Increase (kWh/yr)	Electrical Demand Increase (kW)	Natural Gas Usage Reduction (therms/yr)	Utility Cost Change ($/yr)	Utility Incentives ($)	Implementation Costs ($)	GHG Scope 1 Reduction MTCO2	GHG Scope 2 Increase MTCO2	Net GHG MTCO2	Simple Payback (yr)
Upgrade Exsiting Boilers to Electric Boilers	212,810	170	9,190	$ 16,560	N/A	$ 300,000	-48	91	43	N/A

4.2 Replacement of Existing Boiler with Natural Gas Condensing Boiler.

The alternative to electrifying the boiler plant is to replace the existing boiler with a natural gas fired condensing boiler. This would negate the increase in electrical costs for the facility while also providing some savings on natural gas costs. The efficiency of the new condensing boiler would depend on what water temperatures the current hydronic system set up can handle. If lower water temperatures than the current 180°F supply can be used without sacrificing heating capacity, then the new boiler will be more efficient. Regardless, if the water temperature cannot be lowered, the new condensing boiler will offer a bump in efficiency over the current existing boiler. The savings shown below are calculated with the assumption that the water supply temperature cannot be reduced.

Table 2: Condensing Boiler Upgrade

Measure	Electrical Usage Increase (kWh/yr)	Electrical Demand Increase (kW)	Natural Gas Usage Reduction (therms/yr)	Utility Cost Change ($/yr)	Utility Incentives ($)	Implementation Costs ($)	GHG Scope 1 Reduction MTCO2	GHG Scope 2 Increase MTCO2	Net GHG MTCO2	Simple Payback (yr)
Upgrade Existing Boilers to Gas-Fired Condensing Boilers	0	0	551	-$441	N/A	$ 100,000	-3	0	-3	227

4.3 Rooftop Air Handler Electrification

Replacing the existing rooftop air handling units with new dual fuel heat pumps will result in a reduction in natural gas usage of 2,505 therms or around 18% of the current facility natural gas usage. Electricity use is estimated to increase by 15,862 kWh which is around a 9.5% increase compared to the current facility electricity usage. Scope 1 GHG emissions for the facility will decrease by an estimated 13 metric tons while scope 2 GHG emissions will increase by 7 metric tons based on the current electrical grid power mix.

Replacing the existing rooftop air handling units with new all electric heat pumps will result in a reduction in natural gas usage of 4,503 therms or around 32% of the current facility natural gas usage. Electricity use is estimated to increase by 62,027 kWh which is around a 37% increase compared to the current facility electricity usage. Scope 1 GHG emissions for the facility will decrease by an estimated 23 metric tons while scope 2 GHG emissions will increase by 26 metric tons annually based on the current electrical grid power mix. Implementation costs shown in the table below are based on RTU equipment and installation costs for both 17.5-ton RTUs. Although it may be possible to install these units on the building's current electrical system, it is recommended that the building is upgraded to accommodate 480V/3PH power to install the all-electric units. The costs shown in the table below for this option reflect upgrading the building electrical systems as well. There are currently no utility rebate incentives offered by YVEA that would apply to this project.

Table 3: RTU Electrification Upgrades

Measure	Electrical Usage Increase (kWh/yr)	Electrical Demand Increase (kW)	Natural Gas Usage Reduction (therms/yr)	Utility Cost Increase ($/yr)	Utility Incentives ($)	Implementation Costs ($)	GHG Scope 1 Reduction MTCO2	GHG Scope 2 Increase MTCO2	GHG Net MTCO2	Simple Payback (yr)
Dual Fuel RTUs	15,862	0	-2,505	$ (223)	N/A	$ 150,000	-13	7	-6	674
All Electric RTUs	62,027	41	-4,503	$ 3,366.60	N/A	$ 350,000	-23	26	3	N/A

Current commercial rooftop air handling technology can run the heat pump down to about 20°F before needing to use a backup heating source. The table below shows the number of hours that are estimated to be below 20°F on an annual basis.

Table 4: Steamboat Hours Below 20°F

Total Hours Below 20°F	Building Occupied Hours Below 20°F	Building Unoccupied Hours Below 20°F
1,319	374	945

During these hours a backup heating source to the heat pump has to be used which is either natural gas or electric resistance heating.

5 Utility Data

The table below shows the natural gas and electrical usage for the courthouse in 2023.

Table 5: Baseline Values

Electrical Use (kWh)	Natural Gas Use (Therms)	Electricity Cost ($)	Natural Gas Cost ($)	GHG Scope 1 (MTCO2)	GHG Scope 2 (MTCO2)
167,880	13,911	18,852.97	10,916.89	73	72

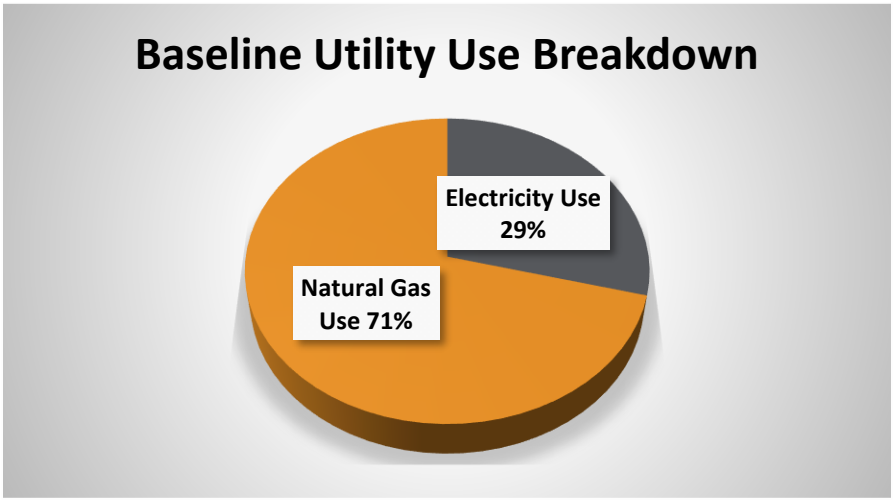

Figure 1: Baseline Utility Use Breakdown

This is compared to the reductions and increases in electrical and natural gas cost and usage for the electrification measures presented above in the following table.

Table 6: Electrification Utility Impacts

Measure	% Change in Electric Use From 2023	% Change in Natural Gas Use From 2023	Change in Electric Cost From 2023 ($)	Change in Gas Cost From 2023 ($)	Overall Cost Change from Baseline ($)	% Cost Change from Baseline
New Electric Boilers and All-Electric RTUs	164%	-95%	$30,000	-$10,500	$20,000	67%
New Condensing Boiler and Dual Fuel RTUs	9.5%	-22%	$1,800	-$450	$1,350	4%

Note: A negative percentage or number represents a decrease while a positive percentage represents an increase.

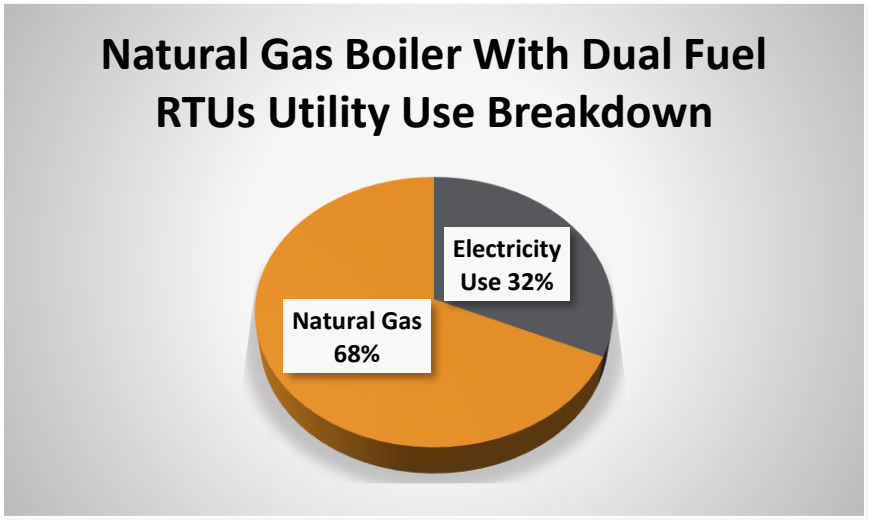

Figure 2: Building Utility Use Breakdown for New Gas Equipment

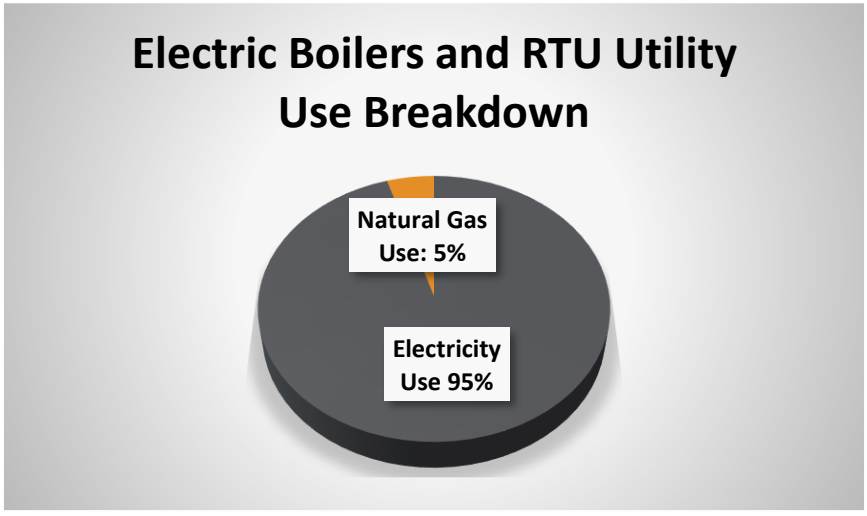

Figure 3: Building Utility Use Breakdown if Electrifying All Equipment

These figures show the updated utility use breakdown at the courthouse for some of the upgrade options presented.

The next table represents the new GHG emission estimate for scopes 1 and 2 based on the reductions shown above. The scope 2 emissions for today are based on data from Xcel Energy as YVEA is currently purchasing power from Xcel. In the future YVEA will be purchasing energy from a new wholesaler named Guzman Energy. They are projecting an 84% carbon free grid by 2030 which is reflected in the 2030 projected numbers. If this were to come to fruition this would be an additional 27% drop in carbon emissions from current emission levels. Potential future scope 2 emissions for each option are included in the table below.

Table 7: Electrification GHG Impacts

Measure	Current Scope 1 GHG (MTCO2)	Current Scope 2 GHG (MTCO2)	2030 Projected Scope 2 GHG (MTCO2)
Baseline	73	72	53
New Electric Boilers and All-Electric RTUs	4	189	138
New Dual Fuel RTUs and Condensing Boilers	57	75	55

Overall, completely electrifying both the boilers and main building RTUs will result in an estimated $20,380 increase in utility costs, a 95% drop in scope 1 building GHG emissions, and a 164% increase in scope 2 GHG emissions per current emissions data.

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