Northwestern Michigan College

Northwestern Michigan College

Purchasing Department

REQUEST FOR PROPOSALS
& QUALIFICATIONS
For

Geothermal Exchange System Design, Procurement, and Installation Services

RELEASE DATE

March 7, 2025

DUE DATE AND TIME

March 31, 2025

5:00PM

PROJECT CONTACT
Benjamin Herman
Facilities Project Manager
1861 College Dr.
Traverse City, MI 49686
Phone: 231-995-1930
Email: bherman@nmc.edu

NOTICE!

RIGHT TO REJECT: Northwestern Michigan College ("NMC") reserves the right to accept or reject any and all proposals, to negotiate terms of proposal(s) with successful vendor(s), to accept a proposal that is not the lowest cost, and to accept the proposal(s) that is in the best interest of NMC.

WITHDRAWAL OF ANY PROPOSALS is prohibited for a period of ninety (90) days after the proposal due date.

LATE, INCOMPLETE AND NON-CONFORMING PROPOSALS: NMC reserves the right to reject without evaluation late, incomplete or otherwise nonconforming proposals.

COMPLETE PROPOSALS: All proposals must contain terms of purchase and delivery in writing. NMC will negotiate the actual delivery terms and timetable with the successful vendor(s), but each proposal must include the anticipated time frame during which NMC may reasonably expect materials and equipment to be delivered. NMC will not be responsible for any ancillary charges, costs, and/or fees not expressly delineated in the terms of the proposal.

QUESTIONS: Prospective bidders are solely responsible for understanding the requirements of this RFP. Questions regarding any part of this proposal should be submitted in writing to the Project Contact. All questions and answers will be made available to all prospective bidders. Prospective bidders who direct questions and inquiries about this RFP to persons at NMC other than the Project Contact invite disqualification of their proposals.

INTRODUCTION

This Request is released by Northwestern Michigan College's Purchasing Department seeking the following requests for a Commercial distributed geothermal exchange system servicing six buildings on our Front Street Campus as set forth herein:

1. **General Prime Contract Deliverable Design bids** from a qualified firm for the design of a commercial distributed geothermal exchange system.
2. **Requests for Qualifications** for single prime contract bids from qualified contractors for the future procurement and installation of a designed geothermal exchange system.

SECTION 1
GENERAL INFORMATION

Northwestern Michigan College ("NMC") seeks to replace its central campus steam boiler system—currently servicing six central campus buildings—with a distributed geothermal system. This project is driven by NMC's sustainability initiatives as outlined in *NMC Thrive*, our 10-year capital vision, and informed by a June 2023 energy feasibility study conducted for the College's main Power Plant, which is located at 1701 E. Front St., Traverse City, MI 49686. Through this project, NMC seeks to demonstrate innovation and community leadership in sustainability in transitioning to renewable energy sources, thus minimizing our carbon footprint. It is NMC's desire to commence design and project management services as soon as reasonably possible after the project is awarded.

In December 2024, NMC was formally awarded a Federal grant in the amount of $2,700,000 through the Office of Energy Efficiency & Renewable Energy ("EERE"), an office of the U.S. Department of Energy, to support this project. Bidders must commit to supporting NMC in achieving the EERE-approved grant objectives throughout this project, including but not limited to supporting NMC's required submission of certain project test data to the Geothermal Data Repository ("GDR") along with the development of a written case study following the installation of the desired wellfield.

Further, NMC seeks to apply for and maximize Federal funding opportunities available to public institutions under the *Investment Tax Credit* **("ITC")** requirements of the Inflation Reduction Act (the **"IRA"**), which require the property owner to comply with prevailing wage & apprenticeship requirements ("PW&A", see https://www.dol.gov/agencies/whd/IRA), domestic content provisions (see https://home.treasury.gov/news/press-releases/jy2788), and other criteria to achieve the maximum credit. Bidding contractors are expected to assist NMC in complying with ITC criteria as allowable. Based on guidance for eligibility of the ITC, NMC is not seeking an energy savings performance contract ("ESPC") for this project; bids structured on a performance contract will be automatically be rejected. **SEE SECTION 5 FOR SPECIFIC REQUIREMENTS RELATED TO IRA/ITC.**

The requirements included in this proposal are complete. The representations made by NMC herein are accurate, true and complete to the best of our knowledge.
NMC prefers to work with only one (1) contact person throughout the proposal process.

Please appoint one (1) representative for your firm as your contact for NMC. This person will be responsible for all communications with NMC that relate to this Request for Proposal. Additionally, please note that all contact between your firm and NMC must be handled between your representative and the Project Contact. This requirement will be strictly enforced.

Your final proposal must be complete and presented in its entirety. All conditions, terms, costs, charges and fees must be included in the proposal. Should NMC accept your proposal, any terms, conditions, costs, charges and/ or fees excluded from your proposal at the time of submission shall remain excluded and will become the responsibility of the winning bidder.

All proposals must be submitted in writing and must be signed by a representative who is duly authorized to make such representations to NMC on behalf of your firm. Your proposal will form the basis of a service contract with NMC and should include all considerations necessary to meet the requirements of this proposal.

Northwestern Michigan College is a Michigan Constitutional corporation located in Traverse City, Michigan in Grand Traverse County, and is subject to the laws of the State of Michigan. Our official address and principal place of business is 1701 E. Front Street, Traverse City, Michigan 49686.

Northwestern Michigan College is a tax-exempt institution, granted such status by the authority of the State of Michigan. Likewise, NMC is exempt from Federal Excise Tax (tax-free registry number 38-6027348) and Michigan General Sales Tax, under Public Act 167 of 1933 § 4, as amended. **DO NOT INCLUDE MICHIGAN SALES TAX OR ANY FEDERAL EXCISE TAXES IN YOUR QUOTATION.**

SECTION 2
TERMS AND CONDITIONS

2.01. Your complete and entire response to this RFP must be received by NMC in writing on or before **5:00PM** on **March 31, 2025**. Please return one (1) original and two (2) copies of your response to this RFP. Submissions bay be made by one of the following methods:

1. via US Postal mail or other suitable delivery service.

2. NMC will accept electronic submittals; please combine your response into one PDF, signature page first, and email it directly to the Project Contact listed on the cover page.

3. Hand Delivery.

Delivery address for submissions is 1861 College Dr. Traverse City, MI 49686. Your response should include all requested and required information, as well as any supporting data needed to complete your response. Late responses will not be considered. Bidders are solely responsible for confirming that their responses were

received in a timely way. NMC will not pay for, reimburse, or otherwise accept any delivery charges incurred by bidders in connection with the RFP.

2.02. Questions, uncertainties, noted discrepancies and omissions regarding this RFP shall be reported immediately in writing to the Project Contact by: **Monday, March 24, 2025.** Should any reported issues require clarification, written instructions or an addendum to the RFP will be distributed to all potential bidders. NMC will not accept any responsibility for any oral interpretation or misinterpretation of the requirements. Bidders should rely only on the written responses of NMC. Questions submitted less than 48 hours before the proposal due date will not be responded to.

There will be two (2) optional on-site visits available. These visits are scheduled for: **Friday, March 14, 2025, 1pm.-and-Friday, March 21, 2025, 1pm.** Both visits will begin at the Powerhouse. Reference Exhibit 4 of the Front Street Campus map (Building #4). Parking is available in the Cedar and Cherry Lots.

2.03. NMC reserves the right to solicit additional information from bidders to aid our determination of the bid that best meets the needs of NMC. If our request for additional information on a proposal is not met in a timely way, NMC reserves the right to reject the proposal as non-conforming.

2.04. NMC reserves the right to reject or accept any bids, in part or whole; select bidders whose proposals best meet the needs of NMC without respect to the lowest cost proposal; and negotiate terms of the proposal to ensure the best interests of NMC are met. NMC does not assume any contractual obligations or duties as the result of issuing the RFP. No employment relationship will be assumed between NMC and the successful bidder.

2.05. Bidders are not entitled to use NMC's name, service mark(s), trademarks or trade names without the express written permission of NMC.

2.06. By submitting a response to this RFP, bidders certify that no actual or potential conflicts of interest exist between the bidder and NMC under this agreement. Each bidder agrees to inform NMC immediately, should a change in conditions occur that would produce an actual conflict of interest or the appearance of a conflict of interest. Further, by submitting a response, bidder certifies that the bidder has neither provided any private inducements or consideration to any NMC trustee, officer, employee, or agent in return for favorable treatment with respect to the award of this proposal, nor accepted any private inducements or consideration from any College trustee, officer, employee or agent in connection with this RFP. Should any such unauthorized transactions be discovered, the bidder will be considered in breach of its agreement with NMC, and the agreement between the bidder and NMC is immediately void. Under these circumstances, NMC will

cooperate fully with law enforcement to determine whether such a breach has violated any laws of the State of Michigan or the United States of America. This clause will survive the termination and/ or expiration of this agreement without respect to the cause or reason for a breach of this type.

2.07. NMC expressly states that the bidder is a supplier or independent contractor of NMC and is not an agent, partner, or employee of NMC. The bidder is not entitled to wages, tax withholding, Workers' Compensation, unemployment compensation, or any benefits of employment extended to regular employees of NMC. The bidder is not an agent of NMC, and may not bind NMC to any contracts or represent to anyone that the bidder has any such authority.

2.08. The laws of the State of Michigan shall govern the interpretation and performance of this agreement. Any action brought to enforce any provision of this agreement shall be brought in the appropriate court in the State of Michigan. All bidders, their successors or assigns expressly agree to bring any claims, demands, or actions asserted against the Board of Trustees of Northwestern Michigan College, its trustees, officers, employees or agents only to the Michigan Court of Claims. The bidder, its successors or assigns consent to the jurisdiction of the Grand Traverse Circuit County Court for the State of Michigan with respect to any claims arising under this agreement against Northwestern Michigan College.

2.09. The bidder must comply with all applicable State and Federal OSHA laws, standards and regulations with respect to the performance of this agreement.

2.10. NMC will evaluate each bid received using the following criteria, listed her in no particular order of importance:

a. The bidder's ability to satisfy each term and condition fully.
b. Compliance with the specifications stated herein.
c. Experience with delivering the requirements of the specification.
d. Fees (including pricing and price protection).
e. Ability to provide service for those items in the specification to require an ongoing service contract of technical expertise, demonstrated or demonstrable with respect to the specification.
f. References from previous customers for work of similar scope.
g. Other factors not specifically expressed here that are relevant to determining which proposal will succeed.

2.11. Proposals may not be withdrawn for ninety (90) days from the time of issue. After ninety (90) days, proposals may be withdrawn by way of a written request directed to the Project Contact. Successor proposals may not be substituted

for a withdrawn proposal. Withdrawal of a proposal constitutes disqualification from the bid process, should NMC not render a decision within ninety (90) days of the response due date.

2.12. Once the successful proposal has been determined and awarded, either party may withdraw from this agreement by giving the other party at least thirty (30) days' prior written notice of the termination date. Termination or cancellation of this agreement does not affect the collection, enforcement or validity of any accrued obligations between the bidder and NMC.

2.13. Once the successful proposal has been determined and awarded, modifications deemed necessary to correct errors found to be the sole fault of the bidder and to satisfy performance of the agreement shall be made expediently and at no additional cost to NMC. This clause will survive the termination and/ or expiration of this agreement without respect to the cause or reason for the error.

2.14. No information, report, etc. developed in connection with this RFP may be reproduced without NMC's prior written consent. No portion of this RFP may be reproduced without NMC's prior written consent.

2.15. [Intentionally Blank]

2.16. The successful bidder is an independent contractor, licensed and bonded as necessary, and is solely responsible for employment, acts, omissions, insurance, control and direction of its employees. The bidder agrees to indemnify and hold harmless Northwestern Michigan College, its trustees, officers, employees and agents from any and all damages, injury, loss, claims, demands, or causes of action in the event that the bidder fails or neglects to provide appropriate insurance coverage for its employees while working in performance of this contract at Northwestern Michigan College, including but not limited to payment of any claims.

2.17. Any personal injury to the bidder, its successors, assigns, employees, agents, subcontractors or third parties or any property damage incurred in the performance of this agreement shall be the responsibility of the bidder. The bidder agrees to restore or make whole any loss of or damage to the property of Northwestern Michigan College incurred during the performance of this agreement.

2.18. [Intentionally Blank]

2.19. Bidder agrees to accept NMC's standard payment terms, which are Net 30. Prices quoted in bidder's response shall be FOB Northwestern Michigan College unless otherwise specified. All items on the bidder's response will be itemized, and all charges and discounts shall be clearly shown.

2.20. All responses to this RFP become the sole property of NMC and are subject to Freedom of Information Act requests.

SECTION 3
SCOPE OF WORK

Northwestern Michigan College is seeking proposals from qualified firms to design general prime contract deliverable construction documents, and qualifications from Contractors to procure, and install a distributed geothermal exchange system to replace a steam boiler system (servicing 6 central buildings on NMC's Front St. campus)**. The estimated cost of construction, including borefield installation, site restoration, piping, and mechanical, electrical, and control upgrades for all six buildings, is approximately $11,000,000.** This excludes general contingency, general conditions, and design fees.

3.01. The successful proposer will meet and work with NMC staff and officials to:

A. Design for general Contract Delivery, including but not limited to the following:

- Develop a realistic project timeline for audit and design.
- Develop conceptual drawings for the geothermal exchange system
- Conduct preliminary testing and facilities assessment to refine the design and engineering elements and assumptions
- Assist NMC to Develop and refine cost estimates at various stages of the design process
- Prepare specifications and bid documents. Final bid documents shall be inclusive of all disciplines including, but not limited to: Mechanical, Electrical, Plumbing, Civil, Architectural, and Structural drawings as required for a complete integration of the proposed geothermal system.
- Solicit and procure subcontractor bids at completion of the Design Phase.
- Assist NMC in any post bid interviews for Contractor award process.
- Perform inspections and sign-offs for project delivery on behalf of NMC

B. Procurement and installation in adherence with future plans and specifications. Contractors submitting Qualifications will be evaluated on their Experience in addition to acknowledgment of the following:

- Support NMC administrative staff in achieving the objectives of our Federal grant with EERE for $2,700,000.
- See Statement of Project Objectives ("SOPO") attached as **Exhibit 2**; note that any significant changes in this project scope must be approved by EERE.

- Support NMC administrative staff in maximizing IRA funding opportunities available under the ITC, as applicable or available to the College. This includes oversight and monitoring of subcontractors for PW&A requirements. as well as for domestic content requirements for iron and steel as well as manufactured products. NMC will determine the frequency and manner of reporting compliance with the key provisions of the ITC as well as domestic content requirements shortly after contract award. See Section 5 for additional information and requirements.
- Support NMC facilities staff in training and managing the new system
- **[Not required]** Creatively engage NMC's associates of science in engineering faculty and students by offering experiential learning opportunities during the course of this project.
- Reference Section 5- Inflation Reduction Act Requirements.

3.02. Per Section 3.3 of the Campus Energy Plan Study dated June 28, 2023 (**Exhibit 1**) the following major equipment was identified and recommended for the project. This list is not exhaustive, but illustrates the general size and scope of the project.

- Two (2) 2,000 MBH condensing Boilers (to supplement the geo system).
- 270 borehole Geothermal wellfield and site restoration.
- Total output capacity of approximately 500 tons.
- Geothermal pumps, piping, and underground valve vault.
- Hot water pumps (used in conjunction with the condensing boilers for supplemental heat).
- Building Air Handler Unit (AHU) upgrades and conversions.
- Control system upgrades as required to control new equipment and heating/cooling systems.

3.03 Project Phases

Phase One - RFQ Process to identify qualified firm and assess audit, design, and commissioning bids. Assess contractors and evaluate contracting model.

Phase Two - Full-scale technical audit and preliminary design.

Phase Three - Design and construction documentation. Final Bidding. Recommendation for General Contractor. NMC will hold single prime contract with the Qualified contractor who will act as the Construction Manager, providing secondary bids for any/ all self-performed work. Contractor to identify all self-performed work and identify their proposed subcontractor team and the associated value of all self-performed and subcontracted work.

Phase Four - Construction. This phase includes three main components: borefield and site restoration; mechanical installation, and switchover/demolition of existing equipment.

Phase Five - Commissioning of new equipment and Closeout. Commissioning will involve benchmarking new system performance against designed specifications.

SECTION 4
VENDOR QUALIFICATION CRITERIA AND QUESTIONS

(Design RFP and Contractor RFQ)

4.01. **Firm Overview**

a. Provide an organizational chart or narrative of your firm's structure and ownership. Include the number of years the company has operated.
b. List, by professional discipline, the total number of full-time employees. Include a brief job resume of employees involved in engineering, design, and project management who will be involved with this project.
c. Describe the current financial position of your company as it pertains to the requirements of successfully completing the requirements of the project.
d. Describe your firm's experience working on projects qualifying for Inflation Reduction Act credits. Detail what actions your firm took or work products provided as part of the project registration process and subsequent application for the ITC incentive.
e. Describe your firm's experience working on projects funded wholly or in-part by Federal awards.
f. Provide copies of your firm's certificates of insurance for commercial general liability, professional liability, and workers' compensation coverages and firm's EMR rating as determined by your insurance carrier for the past three (3) years.

4.02. **Experience**

a. List all similar projects completed within the last five (5) years.
b. Provide 3 references; include the company name, address, a contact, their phone number, and a brief description of your firm's role in the project.

4.03. **Fees and Schedule**

a. Fees:

Design:

Please provide a fee proposal for Phase Two technical audit and preliminary design services, Phase Three DD/CD services, phase four construction documentation and architectural administration, and Phase Five Commissioning services, ideally in an all-inclusive flat fee amount not to exceed dollar ($) basis. Bids structured as performance contract arrangements will be automatically rejected.

Contractor:
Contractors seeking qualification are to identify their strategy for construction implementation. Describe how your approach and delivery method are the best value for the college. The college is seeking best value for investment. Provide details to evaluate your company's corporate structure as it may be able to deliver the overall most cost-effective project. Detail the depth of experience and expertise in geothermal installations and relationships with vendors and self-performance capabilities. Fee structures are encouraged to be submitted detailing the contractor's proposed fees related to construction management/General contracting.

b. Schedule:

Design:
Design firm to provide a time frame for audit, initial design and bid document preparation and release.

Contractor:
Contractor seeking qualification to identify constraints and milestones and deliverable dates based on preliminary study and project objectives; identify total days from award to completion. Provide project approach (or timeline options, e.g. Linear vs. phased). Demonstrate how NMC objective will be achieved.

c. Provide a draft copy of your proposed service agreement. NMC reserves the right to use the proposed agreement or provide for another acceptable agreement by all parties acting in good faith.

4.04. **Specific Questions (Please Respond to Each)**

a. Do you have any conflict of interest or other ethical considerations to disclose related to relationships with NMC trustees, officers, employees, or agents?
b. Do you have any initial concerns in supporting NMC's compliance with the project objectives identified in the SOPO for the College's EERE grant. EERE is amenable to changes in the SOPO based on testing, conditions, or other circumstances as long as key changes are approved in writing (communication is key!).

SECTION 5
INFLATION REDUCTION ACT REQUIREMENTS

PART 1 – GENERAL:

5.1 Scope

a. All manufacturers, suppliers, fabricators, contractors, subcontractors, etc. submitting proposals for any part of the work, services, materials, or equipment to be used on or applied to this project are hereby directed to provide the documentation to track costs for items that qualify for the Inflation Reduction Act Investment Tax Credit.

b. The cost tracking consists of all labor, equipment, transportation, excavation, backfill, supplies, material, appurtenances, and services necessary for the satisfactory installation of the complete and operating Systems indicated.

c. Any materials, labor, equipment, or services not mentioned specifically herein which may be necessary to complete any part of the qualifying Systems in a substantial manner, in compliance with the requirements stated, implied, or intended in the Plans and/or Specifications, costs shall be documented.

d. It is not the intent of this Section of the Specifications to make any Contractor, other than the General Contractor responsible for the overall documentation required to be submitted.

e. Systems Eligible:
   a. Geothermal Wellfield and GS/GR Distribution Systems
   b. Ground source Heat Pumps Systems
   c. Ground source Heat Pump Dedicated outside Air System
   d. ground source Heat Pump Hot Water Heating System

5.3 Definitions and Abbreviations:

1. INVESTMENT TAX CREDIT: The Investment Tax Credit (ITC) will apply to the following technologies: solar energy, wind energy, geothermal energy, ground-source heat pumps, fiber- optic solar, fuel cell, microturbine, combined heat and power, energy storage, biogas, microgrid, and dynamic glass.

2. ENERGY PROPERTY: Defined as (a) Alternative energy property, (b) Solar Property or (d) Specially defined energy property,

a. ALTERNATIVE ENERGY PROPERTY: Renewable energy property includes biomass, solar, geothermal, wind, and hydroelectric.

b. SOLAR PROPERTY: Solar energy property is equipment (and parts related to the functioning of that equipment) In general, solar energy property consists of a solar panel, inverter, storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Solar energy property does not include equipment that transmits or uses electricity derived from solar energy. Equipment is solar energy property only if its use of energy other than solar energy does not exceed 25 percent of its total energy input in an annual measuring period and only to the extent of its basis or cost allocable to its use of solar energy during an annual measuring period.

   Uses solar energy to heat or cool, or provide hot water for use in, a building or structure, or generate electricity.

c. SPECIALLY DEFINED ENERGY PROPERTY: The items described consist of related equipment, such as fans, pumps, ductwork, piping, and controls, the installation of which is necessary for the specified item to reduce the energy consumed or heat wasted by the process.

   i. Heat wheels: Heat wheels recover energy, usually in the form of waste heat, from exhaust gases to preheat incoming gases. Heat wheels are items of equipment consisting in part of regenerators (which rotate between two gas flows) and related drive components, wiper seals, entrance flanges, and transition sections.

   ii. Heat exchangers: Heat exchangers recover energy, usually in the form of waste heat, from high temperature gases, liquids, or solids for transfer to low temperature gases, liquids, or solids. Heat exchangers consist in part of fixed heat transfer surfaces separating two media. Heat exchange equipment does not include fluidized bed combustion equipment.

   iii. Heat pipes: Heat pipes recover energy, usually in the form of waste heat, from high temperature fluids to heat low temperature fluids. A heat pipe consists in part of sealed heat transfer chambers and a capillary structure. In general, the heat transfer chambers alternatively vaporize and condense a working fluid as it passes from one end of the chamber to the other.

   iv. Automatic energy control systems: Automatic energy control systems automatically reduce energy consumed in an industrial or commercial process for such purposes as

environmental space conditioning (i.e., lighting, heating, cooling or ventilating, etc.). Automatic energy control systems include, for example, automatic equipment settings controls, load shedding devices, and relay devices used as part of such system. Property such as computer hardware installed as a part of the energy control system also qualifies, but only to the extent of its incremental cost (as defined in paragraph (k) of this section).

v. Combustible gas recovery systems: Combustible gas recovery systems are items of equipment used to recover unburned fuel from combustion exhaust gases.

vi. Economizers: Economizers are configurations of equipment used to reduce energy demand or recover energy from combustion exhaust gases and other high temperature sources to preheat boiler feedwater.

d. IRA ENERGY COMMUNITIES: IRA effectively targets energy-producing communities that may be most hard hit by changes in the energy landscape. There is a potential for the ITC rate to be increased by 10% if the project is located in an "energy community".

a. Refer to the map to verify if the projects adhere to the additional 10% funding based on adhering to the definition of an IRA Energy Community: https://steminc.maps.arcgis.com/apps/instant/interactivelegend/index.html?appid=9a65ac7930b04f42a387aa0395852ac9

e. DOMESTIC MANUFACTURING CREDIT: For tax-exempt organizations applying for the ITC, there are strict requirements for domestic content in order to qualify for the incentive. Those thresholds include, for manufactured components, a specific amount of domestic content. For steel and iron, the requirement is to use 100% steel and iron manufactured in the US.

f. MANUFACTURED IN THE UNITED STATES: Materials are manufactured in whole or in substantial part within the United States or that the majority of the component parts thereof were manufactured in whole or in substantial part in the United States.

g. GEOTHERMAL: Also known as geothermal exchange is technology that utilizes the ground (Geo) closed loop or open loop geothermal wells as a heat source in winter and heat sink in summer (Exchange).

h. BAS: BUILDING AUTOMATION SYSTEM

i. DOAS: DEDICATED OUTSIDE AIR SYSTEM

j. DWH: DOMESTIC WATER HEATER

k. HP: HEAT PUMP

l. TCC: TEMPERATURE CONTROL CONTRACTOR

5.4 Equipment and Materials Substitutions or Deviations

a. If any contractor requests approval of materials and/or equipment that are not manufactured in the United States, a cost analysis is expected from the general contractor to validate the potential impact on NMC's financial incentives from the ITC.

5.5 Products

a. All of the steel and iron must be 100% manufactured in the US. When reviewing bids for steel and iron if US manufactured a cost premium than both bids shall be reviewed by the design team and the construction manager to determine if the 10% increased incentive for US manufacturer value exceeds the initial bid premium.
    a. Geothermal Casings if required
    b. Ductwork
    c. Steel piping mains for the Geothermal Water (GS/GR) distribution in the building

b. The equipment selection process shall include a goal of meeting the domestic content requirements for domestic content required to apply for and receive the Investment Tax Credit. The following project components are targeted to be evaluated, specifically:
    a. Copper Piping for the Geothermal Water (GS/GR) run-outs in the building
    b. Electrical Panel Boards
    c. Filters
    d. Geothermal Exterior HDPE Piping
    e. Geothermal Grout
    f. Heat pumps
    g. Heat pump DOAS
    h. Heat pump Domestic water heater
    i. Pipe Insulation
    j. Sheet Metal Insulation

c. Material and equipment suppliers shall provide documentation evidencing items manufactured in the United States.

d. Refer to section INFLATION REDUCTION ACT BREAKOUT FORM for breakout forms to be completed. Section 6- Exhibit 3.

e. Columns shall be included that identify the system that qualifies, costs of the labor and material, manufactured in the US

f. Columns shall be included that identify the system that qualifies, costs of the labor and material, and meeting domestic content requirements.

END OF SECTION

SECTION 6
EXHIBITS

EXHIBIT 1:

Campus Energy Plant Study

EXHIBIT 2:

Statement of Project Objectives.

EXHIBIT 3:

Inflation Reduction Act Breakout Form: See Following Pages for Breakout Form.

EXHIBIT 4:

NMC Front Street Campus Map

EXHIBIT 3:

Inflation Reduction Act Breakout Form			
Building 1	Labor Cost	Material Cost	US MFG
GEOTHERMAL CONTRACTOR			
Geothermal: Wellfield Driller, Excavation and Backfill			
Geothermal: Exterior HDPE Piping			
Geothermal: Exterior Grout			
Geothermal: Well Casings			
Geothermal: Purging, Flushing, Cleaning			
HVAC CONTRACTOR			
Geothermal: Air Separator			
Geothermal: Expansion Tank			
Geothermal: Distribution Pumps			
Geothermal: Piping Accessories			
Geothermal: Isolation Valves			
Geothermal: VFDs			
Geothermal: Ground Source HP Steel Distribution Piping Mains			
Geothermal: Ground Source HP Copper Distribution Piping Run-outs			
Geothermal: Ground Source HP Heat Pump Steel Piping Accessories			
Geothermal: Ground Source HP Heat Pump Copper Piping Accessories			
Geothermal: Ground Source HP Heat Pump Isolation Valves			
Geothermal: Ground Source HP Heat Pump Condensate Piping			
Geothermal: Ground Source HP Condensate Piping Insulation			
Geothermal: Ground Source HP Water Treatment and System Flushing			
Geothermal: Ground Source HP Water-side TAB			
Geothermal: Ground Source HP			
Geothermal: Ground Source HP Sheet Metal			
Geothermal: Ground Source HP Sheet Metal Accessories			
Geothermal: Ground Source HP Sheet Metal Supply Air Insulation			
Geothermal: Ground Source HP Filter Boxes			
Geothermal: Ground Source HP Filters			
Geothermal: Ground Source HP Airside TAB			

Building 1	Labor Cost	Material Cost		US MFG
GEOTHERMAL CONTRACTOR				
Geothermal: Wellfield Driller, Excavation and Backfill				
Geothermal: Exterior HDPE Piping				
Geothermal: Exterior Grout				
Geothermal: Well Casings				

Geothermal: Purging, Flushing, Cleaning				
HVAC CONTRACTOR				
Geothermal: Air Separator				
Geothermal: Expansion Tank				
Geothermal: Distribution Pumps				
Geothermal: Piping Accessories				
Geothermal: Isolation Valves				
Geothermal: VFDs				
Geothermal: Ground Source HP Steel Distribution Piping Mains				
Geothermal: Ground Source HP Copper Distribution Piping Run-outs				
Geothermal: Ground Source HP Heat Pump Steel Piping Accessories				
Geothermal: Ground Source HP Heat Pump Copper Piping Accessories				
Geothermal: Ground Source HP Heat Pump Isolation Valves				
Geothermal: Ground Source HP Heat Pump Condensate Piping				
Geothermal: Ground Source HP Condensate Piping Insulation				
Geothermal: Ground Source HP Water Treatment and System Flushing				
Geothermal: Ground Source HP Water-side TAB				
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Geothermal: Ground Source HP Filter Boxes				
Geothermal: Ground Source HP Filters				
Geothermal: Ground Source HP Airside TAB				

SECTION 7
REQUEST FOR PROPOSAL TIMELINE

RFP Issued	**March 7, 2025**
O Bidder n-Site isit(s) (optional)	
	March 14, 2025
	March 21,2025
Proposals Due	**March 31, 2025**
NMC Reviews Proposals and Conducts Firm Interviews	**April 1-April 11, 2025**
Recommendation to Board Building & Site Committee	**Mid-April 2025**
Award (Regular Board of Trustees Meeting)	**April 28, 2025**
Project Commencement	**May 2025**

SECTION 8
FORM OF PROPOSAL

All responses to this RFP shall contain the signature page as a cover sheet, the complete and entire proposal, and any necessary documentation to support your proposal. Staple or otherwise bind each copy of your proposal and return it to NMC by the due date and time listed on Page One of this Request for Proposal.

SIGNATURE PAGE

THIS SIGNATURE PAGE MUST BE RETURNED TO ENSURE A VALID PROPOSAL. PROPOSALS SUBMITTED WITHOUT THIS SIGNATURE PAGE CAN BE RENDERED INVALID. NORTHWESTERN MICHIGAN COLLEGE'S STANDARD TERMS AND CONDITIONS SHALL APPLY.

TERMS:_NET 30 **COMPANY E.I.N._____**

COMPANY NAME:_____

SIGNATURE:_____

PRINTED NAME:_____

TITLE:_____

PHONE#:_____
FAX#:_____

FEE PROPOSAL: $_____

FEE DESCRIPTION:

General Information: Qualified Contractor

Acknowledgement: Please indicate receipt of the following and any notes that should be considered:

Exhibit-Campus Energy Plant Study: Received & Reviewed? Y N

Notes: _____

Exhibit- Statement of Project Objectives: Received & Reviewed? Y N

Notes: _____

Proposed Contractor Fees:

Overhead & Profit Mark-up (Entire Project Fee): _____ **%**

Change Order Add Mark-up: _____ **%**

Change Order Deduct Fee: _____ **%**

Acknowledge Section 5-Labor Reduction Act requirements and Documentation:
Y N

Schedule: Total Calendar Days Anticipated for Project (After Design): _____

Identify Subcontracted and Self Performance Work Activities:

Geothermal System	**Subcontracted**	**Self Performed**
Mechanical	**Subcontracted**	**Self Performed**
Plumbing	**Subcontracted**	**Self Performed**
Electrical-Voltage Power	**Subcontracted**	**Self Performed**
Electrical- Controls	**Subcontracted**	**Self Performed**
Excavation/ Site Demolition/Restoration	**Subcontracted**	**Self Performed**
Paving	**Subcontracted**	**Self Performed**
Concrete	**Subcontracted**	**Self Performed**
General Carpentry	**Subcontracted**	**Self Performed**