

Ainsworth Community Schools
Board of Education
Work Session
District Office
March 5, 2020 - 5:00 PM

AGENDA

The Mission of Ainsworth Community Schools is to provide a safe environment in which students acquire the knowledge, skills and attitudes necessary to be successful individuals in an ever-changing world.

In accordance with the Nebraska Open Meetings Act 84-1407-14 the Open Meetings Act is posted on the south wall of the District Office Board Meeting Room.

{{Name: Agenda Item Name}} {{AgendaItemEnd}}

The Board reserves the right to move into closed session to protect the public interest or needless injury to the reputation of an individual for any action item listed on the agenda. The Board may, at its discretion, change the order of the agenda to accommodate unforeseen issues related to an agenda item.

1. Opening Procedure, Work Session of the Board
2. Announce Open Meetings Act Posting and Location
3. Work Session and Related Documents or Materials
4. Adjourn

Energy Financing Contract for Facility Improvement Solutions

At

Ainsworth Community Schools

In Depth Study Report



It's Hard To Stop A Trane.®



In Depth Study Results

Following the RFQ process, Trane hopes to earn the Letter of Intent (please see last page) with the following Scope of Work and Financial Parameters to be decided:

Building Envelope

- Replace wood windows in the 1922 building. ***Perform mockup of one opening before finalizing bid specifications.***
- Remove, modify & properly re-install metal framed windows and EIFS panels for drainage
- Replace all window weather stripping that has dried out and shrunken.
- Remove dried caulking & re-caulk glass block windows with commercial quality sealants.
- Begin Roof maintenance plan & create roof replacement plan for budget and planning.
- Water Seal exterior brick and mortar with commercial grade brick sealer. Continue to monitor bricks and mortar for signs of degradation.

Mechanical Systems

- Add Ag Shop to Energy Management system to provide control and scheduling functions
- Update Elementary School HVAC system
 - Install dedicated fresh air roof top units and ductwork to serve each classroom
 - Replace 2-pipe fan coils with new classroom units and ceiling mounted ductwork. New system will be able to heat and cool year round.
- Replace the terminal HVAC units serving the Learning Center.
- Create a boiler replacement plan to select the correct boiler size and efficiency when the need for new boilers arrives.

Electrical Systems

- Perform LED lighting retrofit throughout entire facility
 - Retrofit florescent classroom fixtures with LED tubes
 - Replace exterior incandescent fixtures with LED fixtures
- Replace Elementary fused distribution panels boards with new circuit breaker panels.

Plumbing Systems

- Perform camera inspections of all older Drain and Waste piping
- Replace locker room shower fixtures & upgrade older restroom fixtures

Interior Maintenance and Upgrades

- Repair water damaged drywall and ceilings
- Replace Elementary ceilings with new dropped acoustical tile system
- Replace existing warped and stained 2'x4' dropped ceiling system in Learning Center with 2'x2' system.
- Replace thinning gymnasium floor with new hardwood floor.
- Add office space in commons area for District Administration.





Exterior Windows – Supporting pictures and examples



Windows installed improperly



Shrunken weather stripping



Glass block exterior



Maintenance caulking needed



Existing South Entry



Option A - like replacement





Exterior Windows – Supporting pictures and examples



Option B – increase glass size



Option C – bronze panels



Option D – Simulated Panes



Option E – All Glass



Window example (before)



Window Example (after)





Recap Scope of Work & Financial Parameters

Often times the phases of a ESCO contract are driven by the financial parameters. That said, the following could be the reality for Ainsworth Public Schools:

Phase I- Estimated Guaranteed Maximum Price (GMP) is \$950,000 +/-

- Replace 1922 building wood windows
- Remove and replace windows to correct EIFS installation
- Replace window weather stripping & caulk framing surrounding glass block windows
- Perform LED lighting retrofit
- Roofing Maintenance Plan
- Add Ag Building to Energy Management System
- Perform camera inspection of drain and waste plumbing
- Replace locker room plumbing fixtures

Phase II- Estimated GMP is \$1,200,000 +/-

- Perform Elementary School remodel
 - Install new HVAC & fresh air systems in all classrooms and offices
 - Replace and Upgrade Electrical panels
 - Install new drop acoustical ceilings and recessed lighting

Phase III- Estimated GMP is \$500,000 +/-

- Add office space in commons area for District Administration.
- Repair water damaged drywall and ceilings
- Replace warped and stained acoustical ceiling system in Learning Center
- Replace thinning gymnasium floor with new hardwood floor.

NEXT STEPS

March 2 – BOE to approve a window option and demo

March 9 – BOE to select ESCO partner and issue Letter of Intent (LOI)

March 23- BOE approves a GMP contract with ESCO

April- Finalize scope of work and subcontractor bidding

April- Financing Resolutions (if necessary) and 3rd party engineering review

Summer – Installation of Contract





Dear ESCO,

The Ainsworth Community Schools Board of Education has reviewed the Trane Performance Contract/ESCO Proposal in response to the School District issued RFQ and found it to be acceptable. Therefore, it is the intent of the Board of Education to implement a Performance Contract with Trane if the following criteria can be achieved to the satisfaction of the Board of Education through the in-depth study:

- ⇒ Trane will conduct an in-depth engineering study of the Ainsworth Community School District sufficient to verify the scope of work for each of the projects selected. Those projects include, but are not limited to- **XXX, XXX, XXX, XXX.**
- ⇒ Trane will obtain the necessary financing commitment and, in partnership with Ainsworth Community Schools, prepare all necessary documents.
- ⇒ Trane will develop a formal proposal and contract documents, in partnership with Ainsworth Community Schools, with the data gathered during the in-depth survey.
- ⇒ The project cost for the Trane program will meet agreed upon financial parameters as determined by the District and the Guaranteed Maximum Price (GMP) is **\$x,xxx,xxx.**

Since it is the intent of both parties to continue and enhance the existing business relationship of Ainsworth Community Schools and Trane, contract negotiations will take place in an expeditious and forthright manner.

Sincerely,

Dale Hafer
Superintendent of Schools

SAMPLE School Board Resolution

MOVE THAT:

Whereas the Board of Education authorizes the superintendent to sign a Letter of Intent with XXX company as the District intends to enter into a Guaranteed Energy Savings Contract with this ESCO to implement energy and operational savings projects that may include improving the learning environment should the company meet the final buying criteria of the district within the set financial parameters.



March 2, 2020

