

**Cost Estimate for:  
HVAC Upgrades Phase 1**



Morrow County School District  
235 East Stansbury Street  
Heppner, Oregon 97836



Submitted by:

**Weatherproofing Technologies Incorporated**  
A Subsidiary of Tremco Incorporated  
3735 Green Road  
Beachwood, OH 44122

June 16, 2022



Contract # IFB #021-D

Cost Estimate # 5051396

Building Life. Managed.  
[www.tremcoroofing.com](http://www.tremcoroofing.com)





June 16, 2022

Mrs. Brandi Sweeney  
Morrow County School District  
235 East Stansbury Street  
Heppner, Oregon 97836

RE: **Morrow County School District  
HVAC Upgrades – Initial Design and Engineering Study**

Dear Mrs. Sweeney:

Weatherproofing Technologies, Inc. (WTI), a subsidiary of Tremco, is pleased to submit to The Morrow County School District (CLIENT) this cost estimate to provide Phase 1 HVAC upgrades at your school facilities. We look forward to the possibility of working with you on this project.

***BASE SCOPE OF WORK- HVAC Phase 1 Execution***

WTI will partner with McKinstry Mechanical for the phase 1 scope and execution at the district schools. McKinstry is a recognized HVAC firm that specializes in system design, modification, and restoration.

The WTI project team will provide, or cause to be provided, all material, labor, and equipment, including paying for permits, fees, bonds, and insurance, required for the complete and working installation of the scope of work.

Below is a summary of the Facility Improvement Measures (FIMs) proposed for this project. Detailed scope of work including written scope documents, schematic design drawings, and preliminary equipment information can be found in Attachment A – Design Development Documents.

The proposed pricing for the below scope of work includes Engineering Design, Construction Management, Site Supervision and Commissioning.

- FIM #03.01-HHS | GYM AND MP ROOM HVAC UPGRADE
  - The Heppner High School gym and multi-purpose room are served by (2) existing air handling units that are near the end of their useful life and in need of replacement. Additionally, the unit serving the gym has no cooling ability resulting unfavorable indoor conditions in the summer months.



The WTI project team proposes to demolish both units and provide new equipment. The Multi-Purpose unit will be replaced with an indoor AHU with hot water heating coil and split DX heat pump on the roof. The gym will receive a new packaged heat pump rooftop unit and an indoor hot water heating coil. The gym RTU will be tied into the existing gym ductwork. This new system will provide much needed cooling for the gym space.

- FIM # 03.01,3.03-IJH | OFFICE AND CAFETERIA HVAC UPGRADE

- The Irrigon Jr/Sr High School office/admin area is currently served by a gas/DX RTU that is past its useful life and due for replacement. Additionally, this unit offers poor zonal control between the reception area and surrounding offices and does not currently provide any ventilation to these spaces.

The WTI project team proposes to provide a Variable Refrigerant Flow (VRF) system to serve the office spaces heating and cooling needs. The existing RTU and ductwork shall be demolished, and ventilation air will be provided by a new energy recovery ventilator (ERV). The VRF system and ERV shall be connected into the DDC building level control system.

- The Irrigon Jr/Sr High School cafeteria is served by a packaged DX/electric heat rooftop unit. The unit is past its useful life and due for replacement.

The WTI project team proposes to demolish the RTU and replace with new a new heat pump RTU with backup electric heat, provided with DDC controls and reconnect to the existing ductwork.

- FIM #03.01-RHS | OFFICE HVAC UPGRADE AND DECOUPLE

- The Riverside JR-SR High School admin area is currently served by an existing air handling unit AHU-2 that also serves a high ceiling corridor with significant eastern glass exposure. The thermostat for AHU-2 is located in the admin area resulting in significantly unbalanced heating and cooling scenarios between the admin area and the corridor, usually resulting in undesirable corridor temperatures.

The WTI project team proposes to decouple the admin area from the corridor to improve occupant comfort in both spaces. A new 4-pipe fan coil unit, FCU-1, will be installed to serve the admin space and tied into the existing ductwork where possible. FCU-1 will be served by the existing heating and chilled water system. Existing AHU-2 ductwork will be modified to only serve the corridor space. The admin and corridor spaces will receive their own thermostats for occupant control, tied back to their respective units.



- FIM # 03.01-SBE | OFFICE HVAC UPGRADE

- The Sam Boardman Elementary office/admin area is currently served by unit ventilators and a duct fan coil with electric heat and DX cooling. This equipment is past its useful life and due for replacement. Additionally, this unit offers poor zonal control between the reception area and surrounding offices and provide only minimal ventilation air.

The WTI project team proposes to provide a Variable Refrigerant Flow (VRF) system to serve the office spaces heating and cooling needs. The existing RTU and ductwork shall be demolished, and ventilation air will be provided by a new energy recovery ventilator (ERV). The VRF system and ERV shall be connected into the DDC building level control system.

- FIM #4.01-HHS, IJH, RHS, SBE, ACH – HVAC CONTROLS HARDWARE UPGRADE

- This measure is proposed at each of the following schools: Heppner Jr/Sr High School, Irrigon Jr/Sr High School, Riverside High School, Sam Boardman Elementary, AC Houghton Elementary.

Most of the schools in the school district have older Johnson Controls controllers at each piece of equipment and use an updated Automated Logic system to interface and control with the field controllers.

The WTI project team is proposing to install a new communication bus for an Automated Logic system throughout this school building. This will allow straightforward individual replacement of field controllers in the future as the School District replaces the equipment in the future. This will help mitigate future cost, building impact, and delays. This will allow the district to be selective on future equipment controls conversions based on available budget or need.



## **EXPECTED MEASURE INSTALLATION TIMEFRAME**

Due to on-going supply chain and workforce issues associated with the COVID-19 pandemic some of the work associated with this project will be delayed until 2023. The following are expectations for current installation timeframe but are contingent upon equipment lead times that are subject to change.

### Late Summer 2022 Installation

- FIM #3.01 IJH | OFFICE HVAC UPGRADE
- FIM #3.01 RHS | OFFICE HVAC UPGRADE
- FIM #3.01 SBE | OFFICE HVAC UPGRADE

### Summer 2023 Installation

- FIM #03.01-HHS | GYM AND MP ROOM HVAC UPGRADE
- FIM #3.03-IJH | CAFETERIA HVAC UPGRADE
- FIM #4.01-HHS, IJH, RHS, SBE, ACH | HVAC CONTROLS HARDWARE UPGRADE

## **PROJECT SPECIFIC CLARIFICATIONS AND EXCLUSIONS**

1. Per Federal and State law, projects that include renovation or demolition must have an asbestos survey provided by the owner regardless of when the building was built. The survey only needs to cover the area that will be disturbed. If the building owner can provide proof that the building was constructed with asbestos-free materials, then no survey is needed.
  - A. For the safety of our people and avoidance of potential long-term liability, The WTI project team will not execute subcontracts for survey and/or abatement of asbestos and lead paint. Abatement of asbestos and lead paint shall be the responsibility of the building owner who should contract directly with qualified abatement specialists.
2. If existing equipment or components are reused, repairs to existing are not included unless specifically noted in the scope above.
3. If this scope is not contracted within 30 days of the cost estimate date, we may need to adjust pricing to reflect market escalation of labor, materials, and equipment.
4. The school district has communicated that construction during the school year is an option. The WTI project team intends to limit the amount of work occurring during the school year, however some work may overlap. We will coordinate closely with the school district to minimize the impact of school operations.
5. Any furniture that may need to be moved for access to the work area will be by others.
6. Pricing assumes regular work hours. No premium time has been included.
7. This proposal excludes any State or Federal taxes.



**FEES**

Base Scope of Work ..... \$2,477,724.48

This Cost Estimate is valid for sixty (30) days and does not include taxes or permits.

Services requested beyond the above scope of work shall be considered additional services. Separate or multiple cost opinions, if requested, shall be prepared at additional cost.

This Cost Estimate is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/files/share/terms/TandCWTI.pdf>), which are hereby incorporated by reference (together, the "Terms and Conditions").

The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI. Please confirm your acceptance either by return e-mail to the representative identified below and/or have an authorized Customer representative sign an approved purchase order. Upon receipt of acceptance, WTI will process your order and promptly begin the Scope of Work.

We appreciate the opportunity to be considered for these services. Should you have any questions about our cost estimate, please let us know.

Very Truly Yours,  
**WEATHERPROOFING TECHNOLOGIES, INC.**

Dave Groshans  
Sr. Construction Manager

Copy: Larry Lehrke, Tremco  
Desiree Huff, Tremco  
Doug Timmer, WTI  
Brian Gagne, WTI