

Request for Proposal (RFP)
Lake County School District
Boiler Replacement Project

NOTICE TO BIDDERS:

The Lake County School District (“District”) invites qualified mechanical contractors to submit proposals for the removal and replacement of one (1) existing gas-fired heating boiler.

The boiler is one of three units installed in a common mechanical room and connected to a shared hydronic heating system. The District’s intent is a like-for-like replacement to maintain dimensional, piping, venting, control, and service compatibility and to allow the remaining boilers to continue operating during construction.

The replacement system must be suitable for continuous operation in a high-altitude mountain environment and must meet all applicable federal, State of Colorado, and local code requirements.

The District intends to award based on best overall value, considering cost, reliability, energy efficiency, lifecycle cost, installation approach, schedule, vendor experience, and fitness for District operational needs.

The District reserves the right to reject any or all proposals, to waive informalities or irregularities, and to accept the proposal deemed in the best interest of the District.

PROPOSAL SUBMISSION INSTRUCTIONS:

Submit proposals labeled “Boiler Replacement Project” to:
Tim Powell, tpowell@lakecountyschools.net and Jim Mulcey,
jmulcey@lakecountyschools.net

DEADLINE FOR SUBMISSION:

4/3/2026

QUESTIONS:

Questions may be directed to: Tim Powell, tpowell@lakecountyschools.net, 719-293-0109

SCOPE:

The District seeks a contractor capable of providing a complete, turnkey boiler replacement including:

- Removal and proper disposal of the existing boiler
- Furnishing and installation of new boiler
- All piping, venting, gas, electrical, and controls required for a fully operational system
- Integration with the existing Building Automation System
- Startup, commissioning, and training
- Warranty, closeout documents, and as-built drawings

The contractor shall field-verify all dimensions, piping locations, venting, gas service, electrical service, and access conditions prior to bid. Submission of a proposal indicates the contractor has verified that the proposed equipment will fit the existing space.

1. EXISTING EQUIPMENT AND PLANT CONFIGURATION

Existing boiler:

**P-K Thermific Modu-Fire
Model N2000-MFD**

The boiler being replaced is one of three boilers installed in a common mechanical room and connected to a shared hydronic system.

The remaining boilers will remain in operation during the project.

The contractor shall:

- Maintain heating service during construction
- Provide an isolation and changeover plan
- Verify that the remaining boilers can carry the building load during replacement
- Maintain existing lead/lag staging and sequencing

Full plant shutdown will not be permitted without prior written approval of the District.

2. BASIS OF DESIGN AND COMPATIBILITY REQUIREMENTS

The District's intent is to install a P-K Thermific Modu-Fire of the same model family and capacity, or approved equal.

Proposed equipment must:

- Fit within the existing footprint

- Match existing supply and return piping locations
- Match existing venting location and combustion air configuration
- Maintain required service clearances
- Be compatible with existing electrical service
- Be capable of integration into the existing multi-boiler control sequence
- Be listed for operation at approximately 10,000 feet elevation

Any deviation must be clearly identified and include all associated costs.

3. BOILER AND MECHANICAL REQUIREMENTS

Boiler must include:

- ASME-rated heat exchanger
- Full modulation burner
- High-altitude combustion configuration
- Factory-mounted controls
- Relief valve
- Low water cutoff
- Temperature and pressure gauges
- Isolation valves
- Condensate neutralization if required

System must include:

- All required hydronic piping modifications
- Venting system compliant with code
- Combustion air as required
- Gas train modifications if required
- System flush and chemical treatment as required

4. ELECTRICAL AND CONTROLS

Contractor must provide:

- All electrical connections required for operation
- Integration with existing Building Automation System (Alerton or equivalent)
- New control wiring as required
- Alarm and monitoring points to BAS
- Local emergency shutdown

Replacement boiler must operate as part of the existing multi-boiler plant without disruption to the remaining boilers.

5. INSTALLATION REQUIREMENTS

Contractor must:

- Coordinate work to minimize disruption to school operations
- Provide a detailed project schedule
- Maintain heating service during school hours
- Provide rigging and access plan
- Provide all permits and inspections
- Comply with all applicable codes and safety requirements

Temporary heat is not anticipated and shall be provided only if required by the contractor's means and methods.

6. STARTUP AND COMMISSIONING

Contractor must provide:

- Factory-authorized startup
- Combustion analysis
- Control sequence verification
- System performance testing
- Owner training
- Complete O&M manuals and as-built drawings

7. WARRANTY AND SUPPORT

Vendor must provide:

- Minimum one (1) year full parts and labor warranty
- Heat exchanger warranty
- Burner warranty
- Control system warranty
- Service support availability in Colorado

8. MAINTENANCE AND LIFECYCLE INFORMATION

Vendor must provide:

- Recommended annual maintenance requirements and cost
- Expected service life
- Major component replacement timelines
- Lead time for critical replacement parts

PROPOSAL REQUIREMENTS:

1. Company Information
 - Company name, address, and years in business
 - Mechanical license information
 - Primary contact
2. System Specification

Provide:

- Manufacturer and model
- Equipment submittal data
- Dimensional drawing
- Connection locations
- Venting requirements
- Required clearances

- Weight and rigging plan
- Controls integration approach
- Installation plan

3. Pricing

Must include:

- Equipment cost
- Labor cost
- Demolition and disposal
- Controls integration
- Electrical work
- Permits and inspections
- Piping and venting modifications if any

Provide:

- Base bid assuming other boilers remain in operation
- Alternate for temporary heat if proposed

Pricing shall include all costs required for a complete and operational system.

No additional compensation will be provided for equipment that does not fit existing conditions.

4. Project Schedule

Vendor must provide:

- Submittal timeline
- Equipment lead time
- Construction duration
- Substantial completion date

5. References

Minimum two (2) K-12 or governmental boiler replacement projects of similar size and complexity.

6. Legal Documentation

- W-9
- Certificate of Insurance
- Contractor license
- Certificate of Good Standing

EVALUATION CRITERIA:

Overall system reliability and durability – 30%

Total cost of ownership – 25%

Contractor experience with similar installations – 20%

Installation approach and schedule – 15%

Warranty and service support – 10%

ADDITIONAL TERMS:

The District reserves the right to negotiate with one or more vendors, request demonstrations or additional technical information, and award based on best value rather than lowest price.

Photos of Existing Boiler:



BOILER #3

Operating instructions for the
PK Modu-Fire Gas-Fired Boiler

Startup Sequence:

1. Check for an adequate air supply.
2. Check the pressure setting. Adjust to the setpoint.
3. Check the gas pressure setting. Adjust to the setpoint.
4. Check the water level. Adjust to the setpoint.
5. Check the stack pressure. Adjust to the setpoint.
6. Check the flow rate. Adjust to the setpoint.
7. Check the heat output. Adjust to the setpoint.
8. Check the power output. Adjust to the setpoint.

Shutdown Sequence:

1. Turn the power off.
2. Turn the gas off.
3. Turn the water off.
4. Turn the stack off.
5. Turn the flow off.
6. Turn the heat off.
7. Turn the power off.

WARNING: DO NOT OPERATE THIS BOILER OR SYSTEM IN A MANNER THAT COULD BE DANGEROUS TO PERSONS OR PROPERTY.

PK Modu-Fire Gas-Fired Boiler
Patterson-Kelley
Haraco
Patterson-Kelley
Haraco
Patterson-Kelley
Haraco

FOR THE SECURITY OF THE OPERATIONAL LIFE OF THE BOILER, THE USER MUST FOLLOW THE INSTRUCTIONS IN THIS MANUAL AND THE INSTRUCTIONS OF THE MANUFACTURER.

PK

MODU-FIRE®

Manifold Gas (in W.C.) Factory Set Non-Adjustable

P-K Thermific™ Gas-Fired Heating Boiler Model N2000-MFD

Serial No.	FY18-06-29413 Code: X-X
Input Rating Max.	2,000,000 BTU/hr
Output Rating	1,700,000 BTU/hr
Input Rating Min.	400,000 BTU/hr
Min Relief Valve Cap.	2060 lbs/hr
Electrical	208-230V, 60Hz, 1Ph
Venting	Category IV
Fuel	Natural Gas
Manifold Pressure	Factory set non-adjustable
Gas Pressure (Max. / Min.)	14.0 inches WC / 7.0 inches WC
Total Amperage	12 Amps

For Installation on combustible flooring
For Either Direct Vent Installation or For Installation Using Indoor Combustion Air

Complies with
ANSI Z21.13a CSA 4.9-2005



Patterson-Kelley
Heraco
East Stroudsburg, PA 18301

P-K Thermific™ Gas-Fired Heating Boiler Model N2000-MFD

Numéro de série	FY18-06-29413 Code: X-X
Entrée Max.	2,000,000 BTU/hr
Sortie	1,700,000 BTU/hr
Entrée Min.	400,000 BTU/hr
Min. Capacité soupape de détente	2060 lbs/hr
Alimentation électrique la mise à l'air libre le carburant	208-230V, 60Hz, 1Ph
Pression de la nourrisse	Catégorie IV
Pression de gaz (max. / min.)	Gaz Naturel
Amperage total	non réglable réglé d'usine
	3.49 Kpa / .872 Kpa
	12

Pour installation sur les planchers combustibles
pour l'installation directe de passage ou pour l'installation en utilisant l'air de combustion d'intérieur

Satisfait à
ANSI Z21.13a CSA 4.9-2005



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Heraco
East Stroudsburg, PA 18301







