



Rochester CUSD 3A Phase 4 Projects

12/21/23

Gordon Schweitzer PE CEM
John Lambert PE CEM
Brad Swim, Rochester PM

Phase 4 Proposal Highlights

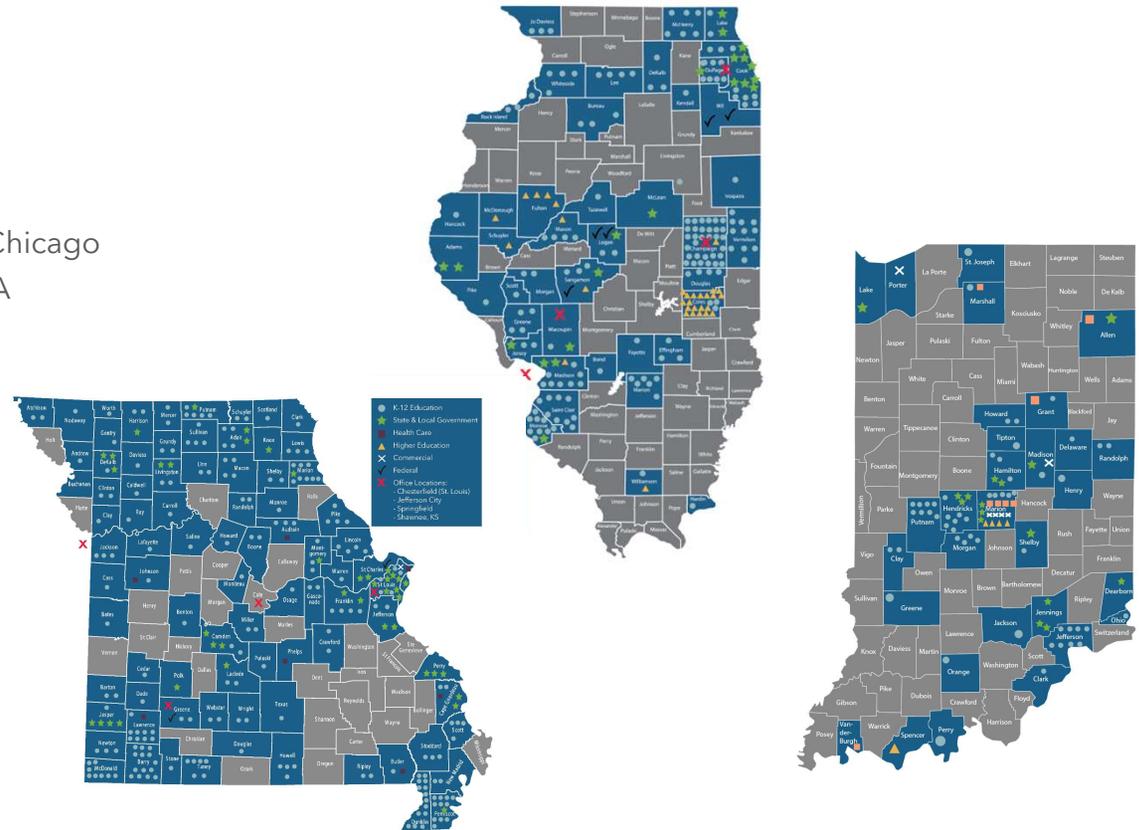
- Matching Maintenance Project at HS & EC-1
- Indoor Air Quality Project at ES2-3

Veregy Team Background

- Deep Roots in the Midwest
 - Nearly 25 years in business doing design-build construction
 - Offices in St. Louis, Carlinville, Champaign, and Chicago
 - Three successful phases with Rochester CUSD 3A
 - Nearly 1,000 Energy Projects in IL, MO, and IN

- Primary Focuses
 - K-12 (80% of our business)
 - Core Offerings
 - Energy Efficiency
 - Renewable Energy
 - Deferred Maintenance

- Design and Construction Team:
 - Gordon Schweitzer IL PE CEM Account Manager
 - John Lambert, IL PE CEM, Lead Engineer
 - Brad Swim, Project Manager
 - Eli Hannoy, Solar Engineer



Water Treatment Case Study

During PH2, Veregy partnered with Jaytech Water Solutions to treat the closed loop boiler system at EC-1. The pictures on the right show the amount of metallic debris that the new BoilerMag filtration is catching.

A new BoilerMag was also installed on the chilled water system, resulting in an even more dramatic increase of water clarity. See pictures.

Rochester SD is treating the closed loop systems across campus to improve efficiency and extend system lifetime operation.

EC-1 Hot Water Loop



Aliquot PRO - Closed Loop Systems - Hot Water Loop (2022-12-16 15:32)



Aliquot PRO - Closed Loop Systems - Hot Water Loop (2023-12-19 14:38)

EC-1 Chilled Water Loop



Aliquot PRO - Closed Loop Systems - Chilled Loop (2023-05-16 17:46)



Aliquot PRO - Closed Loop Systems - Chilled Loop (2023-11-01 19:23)

1. Matching Maintenance Project - Sanitary Piping System Resolution

- EC 1 Extensive Sewer Piping System Replacement & Repair
- HS J-Wing Indoor Water Isolation Valve

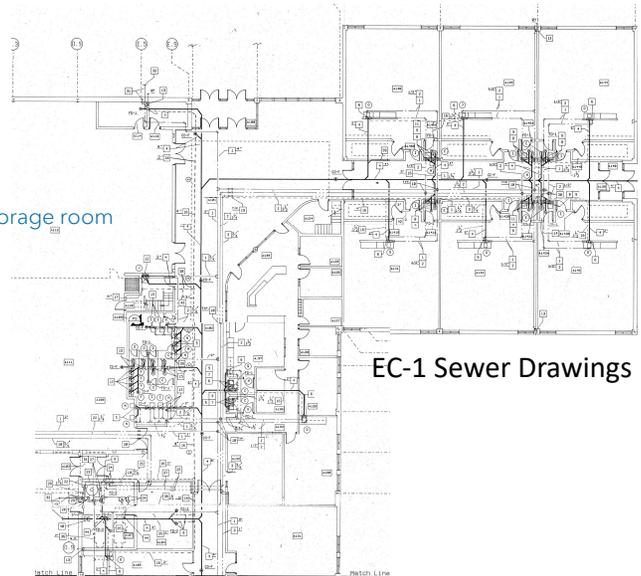
- ✓ EC-1
 - Extensive Sewer Line Repair (3", 4" & 6")
 - Main Lobby Sewer Line Replacement
 - New Cleanouts
 - Final Jetting and Cleaning
 - Floor Tile Work

- ✓ HS
 - J-Wing Water Isolation Valve
 - Assumes line enters building under storage room
 - Floor Tile Work

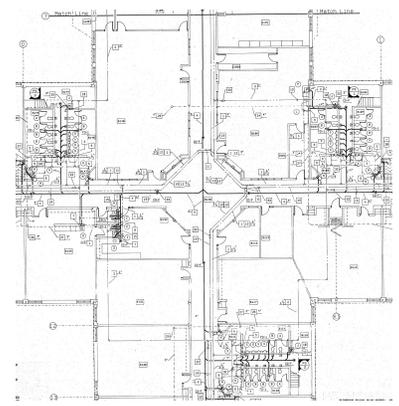
- ✓ General
 - Project Management
 - Permitting & Drawings
 - Insurance, Warranty & Bonds
 - Project Risk

- ✓ Price Breakouts
 - HS J-Wing: \$31,519
 - EC-1: \$449,980

- ✓ Grants
 - Net Price = \$431,498 after matching Maintenance Grant received by Rochester



EC-1 Sewer Drawings



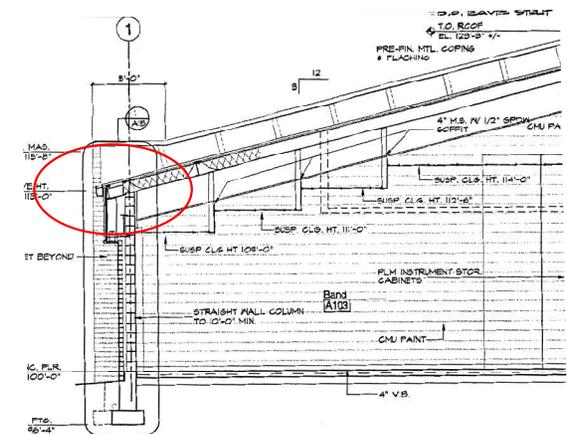
High School J-Wing Water Service

2. ES 2-3 Indoor Air Quality System Resolution

- ✓ Existing Conditions
 - Humidity problems throughout building, appears to be caused from air infiltration from outside that condenses on cool, exposed ductwork above ceiling
 - This can cause musty odor in classrooms
 - Likely air leak above ceiling from ductwork
 - Roof/Wall joint needs sealing to reduce air infiltration
- ✓ Recommendations
 - Roof-Wall joint sealing entire perimeter to air seal building
 - Supply duct external insulation for AHU-7 & AHU-8.
 - Remove and re-install existing ceiling tile and grid as necessary.
 - Duct repair of air leaks at AHU-7
- ✓ General
 - Project management
 - Permitting & As-Built drawings
 - Insurance, Warranty & Bonds
 - Project risk
- ✓ Price
 - \$102,649



Examples of Wet Ceiling Tiles below AHU7/AHU8



Es 2-3 Roof/Wall Joint Detail

Approximate Timeline and Next Steps

- | | |
|--|---------------|
| • Review with District | Completed |
| • Building Committee Review | TBD |
| • Potential Board Consideration & Approval | March 2024 |
| • Mobilization of Suppliers/Contractors | Upon Approval |
| • Completion of Work | Summer 2024 |



Q & A