



Big Spring School District  
**2023 Investment Grade Audit**  
January 16, 2023





**Mark J. Gallick**  
**McClure Company**  
Account Executive  
25 Years of Experience



**Mike Grochalski, PE,  
CEM**  
**McClure Company**  
Senior Project  
Development Engineer  
13 Years of Experience



**John Gunning, PE**  
**McClure Company**  
Senior Mechanical  
Engineer  
23 Years of Experience

## ECM-1 District Wide LED Lighting Upgrades

### + Proposed Scope of Work

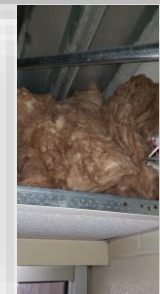
- T8 fixtures will receive an energy saving retrofit to LED
- Incandescent fixtures will receive an LED screw-in lamp
- CFL & HID fixtures will be replaced or retrofitted with LED
- Non-LED Exterior fixtures are to be replaced with new wall packs, pole fixtures, and canopy fixtures as applicable



## ECM-2 District Wide Building Envelope Upgrades

### + Proposed Scope of Work

- Seal roof edge
- Seal roof/wall transition
- Install sheathing for large openings
- Install bottom door sweeps
- Install new door weatherstripping
- Foam sealing



## ECM-3 H.S. Boiler Replacement

### + Proposed Scope of Work

- Replacement of the 2003 era boiler
- Boiler will be replaced with a similar unit as was recently installed



## ECM-4 Middle School HVAC Upgrade

### + Proposed Scope of Work

- Replacement of (100) horizontal water-to-air heat pumps
- Replacement of (3) rooftop water-to-air heat pumps
  - Units will have ECM motors, MERV 13 filters, Demand Control Ventilation, Refrigerant Reheat and new hose and valve packages
- Replacement of (7) energy recovery units
  - Units will include direct expansion (DX) cooling only
  - Heating is provided by the terminal water source heat pumps
  - Energy recovery units will have refrigerant reheat for active dehumidification
- Remove (4) AHUs, and (6) water-to-water heat pumps serving the Gym, Cafeteria, and Auditorium. Replace with (4) roof top units with DX cooling.
  - Repurpose 2-pipe changeover piping for hot water only
  - New HW duct coils will be installed downstream from the units





## ECM-5 Oak Flat E.S. Roof Upgrade

### + Proposed Scope of Work

- Install a new high-performance cold applied adhesive roof.
  - Approximate roof replacement square footage is 51,120 square feet.
  - Wet insulation will be replaced as needed.
  - (2) new roof to roof ladders will be installed.
  - (2) existing skylights will be replaced.



Big Spring School District					
ECM	Description	IGA Cost	20 Year Energy Savings	Development Status	IGA
1	District Wide LED Lighting Upgrades	\$ 602,554	\$ 1,600,950	IGA	x
2	District Wide Building Envelope Upgrades	\$ 230,448	\$ 881,497	IGA	x
3	High School Boiler Replacement	\$ 276,300	\$ -	IGA	x
4	Middle School HVAC Upgrade	\$ 3,717,986	\$ 262,512	IGA	x
5	Oak Flat Elementary School Roof Upgrade	\$ 1,668,522	\$ 56,408	IGA	x
					IGA
Total Hard Costs (THC):					\$6,495,810
Engineering Costs (Mechanical, Electrical, Energy, Structural, Consultant, Etc.):					\$379,853
Permit & Bonds:					\$110,429
Commissioning:					\$40,924
Measurement & Verification:					\$25,983
Total Soft Costs (TSC):					\$557,188
					IGA
Total Project Costs (TPC=THC+TSC):					\$7,052,999
Project Term (Years):					20
20 Year Energy and Operational Savings (S):					\$2,801,367
Actual Project Costs (TPC-S):					\$4,251,632

### Select McClure as your GESA Partner – October 17, 2022

- *Board Approves McClure as the District's partner for the project*

### Investment Grade Audit – October 17 – November 14, 2022

- *October through November 14th modify scope*
- *Work with Administration to ensure priorities*
- *Revise pricing based on District input*

### Contract

- *Investment Grade Audit for the most critical items*
- Provide the contract for signature at the January 16<sup>th</sup> Board Meeting

### Finalize Engineering, Permits, Planning

- Finalize engineering, order long lead items, permits. January 2023 – June 2023
- Construction from June 2023 - August 2023



# Question & Answer

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