



Request for Proposal
Boiler Replacement in Upper Dormitory
WC-2702
This is Not an Order

Administered by:
 Washington County Community College
 1 College Dr.
 Calais, ME 04619

Boiler Removal and Replacement

Issued Date:
 June 23, 2026

Response Deadline Date/Time
 July 10, 2026 at 1:00 PM

Response Contact Information:
 Manager of Facilities: Richard Ramsey
 Email: rramsey@mainecc.edu
 Phone: (207) 214-4806

Response Submission Information
 Mail to: Ashley Macdonald
 Manager of Financial Services
 1 College Dr
 Calais, ME 04619
 Electronic Submissions to amacdonald@mainecc.edu
 Subject Line: WC2702-Boiler Replacement

Competitive Bid
Boiler Removal and Replacement

Table of Contents

1.0 Introduction2

2.0 Background2

3.0 Schedule / Modifications.....2

4.0 Examination of Specifications and Schedule2

5.0 Submission of Bids3

6.0 Scope of Services3

7.0 Contractor’s Insurance4

8.0 Interpretation of Contract Documents.....5

9.0 Bid Review and Evaluation.....5

10.0 Preparation of Bids.....5

11.0 Withdrawal of Bids6

12.0 Taxation and Compliance6

13.0 Prohibited Terms and Conditions.....6



Request for Proposal Boiler Removal and Replacement

1.0 Introduction

Washington County Community College (WCCC) is soliciting bids to remove and replace four (4) existing boilers.

A detailed explanation of the scope and specifications is contained in **Section 6.0, Scope of Services**. Preference will be given to the proposals conforming to the specifications provided; however, alternate recommendations may be considered. If a vendor chooses to make inquiries on the specifications provided, the rules set forth in **Section 8.0, Interpretation of Contract Documents**, apply. WCCC reserves the right to accept or reject any or all of the proposals received, in part or in whole.

2.0 Background

Washington County Community College is a member of the Maine Community College System serving Washington County and surrounding communities.

3.0 Schedule / Modifications

Description	Day/Date	Time
RFP Issued	June 23, 2026	
Site Walk Through	By Appt	Call 207-214-4806
Proposals Due On	July 10, 2026	2:00 P.M. ET
Award Decision & Notification	July 14, 2026	

4.0 Examination of Specifications and Schedule

Each bidder or authorized agent is expected to examine the bid specifications, contract documents and all other instructions pertaining to this RFP. Failure to do so will be at the bidder's own risk, and the bidder cannot secure relief on the plea of error in the bid. WCCC reserves the right to accept or reject any and all bids in part or in whole

5.0 Submission of Bids

The Proposal, which must be signed by a person having proper authority to legally obligate the offering company, along with any additional supporting material, **must be received no later than July 10, 2026 by 2:00 P.M. (ET).**

All proposals are to be marked “WC2702 Boiler Replacement” and mailed to:

Ashley Macdonald
Manager of Financial Services
Washington County Community College
1 College Dr. 04619

Proposals may also be e-mailed to: amacdonald@maineccc.edu with the subject line “WC2702 Boiler Replacement”

6.0 Scope of Services

The Scope of Services set forth in this Request for Proposal (RFP) represents an outline of the services the College anticipates the successful proposer to perform and is presented for the primary purpose of allowing the College to compare proposals. The precise scope of services shall be negotiated between the College and the successful Proposer.

6.1 Scope

The project consists of the removal and replacement of four (4) existing boilers serving a dormitory building. The intent is to improve system efficiency, reliability, and compliance with current codes and standards.

6.2 Specifications

1.) Demolition & Removal

- Disconnect and safely remove four (4) existing boilers including disposal of old units.
- Remove associated components as required (pumps, valves, flues, controls, etc.).
- Proper disposal of all removed equipment in accordance with environmental regulations.
- Maintain safe conditions for occupants during demolition.

2.) Supply and Installation:

- Furnish and install four (4) new high-efficiency boilers (Trio Series 7 section oil boiler with Reillo burner).
- Install all required accessories including:
 - boiler circulation pumps
 - expansion tanks if needed
 - air vents
- Provide and install new venting/flue systems as required.
- Modify or replace oil piping and connections

3.) Mechanical & Piping Work:

- Reconnect to existing hydronic heating system

- Replace or modify piping headers as needed.
- 4.) Electrical Work
- Disconnect and reconnect power to new boilers.
 - Provide new wiring and disconnects, as required.
 - Integrate with existing electrical infrastructure.
- 5.) Controls & Integration
- Provide new boiler control systems.
 - Integrate with existing Building Automation System (BAS),.
 - Install sensors, to appropriate locations to allow for Building Automation System (BAS),
- 6.) Commissioning
- Start-up and testing of all boilers and associated systems.
 - Balance system and verify proper operation.
 - Provide commissioning report, efficiency tests of boilers.
- 7.) Permits & Compliance
- Obtain all necessary permits.
 - Ensure compliance with all applicable codes and standards (local, national).
- 8.) Documentation
- Submit O&M manuals, as-built drawings, and warranties.
- 9.) Warranty
- Provide minimum 1-year labor warranty.
 - Provide manufacturer warranties on all equipment.
- 10.) Project Constraints
- Work must be coordinated to minimize disruption to dormitory occupants.
 - Temporary heating may be required—contractor to include provisions.
 - Work hours will be restricted to campus daily hours.
- 11.) Contractor Requirements
- Licensed mechanical contractor with boiler installation experience.
 - Proof of insurance and certifications.
 - References for similar multi-boiler projects.
- 12.) Pricing Requirements
- Contractors shall provide:
 - Lump sum price
 - Schedule and lead times

7.0 Contractor's Insurance

The Contractor shall maintain throughout the term of the agreement general liability insurance to insure against all claims of bodily injury or death, and property damage, arising out of work performed under this agreement. Such insurance shall provide coverage in an amount not less than \$1,000,000 per occurrence and shall list WCCC as an added insured Contractor shall also maintain worker's compensation insurance in amounts required by state law. Failure to provide insurance documentation may result in the bid being deemed non-responsive.

8.0 Interpretation of Contract Documents

No oral interpretation will be provided to any bidder as to the meaning of the specifications or other contract documents. Every request for such interpretation shall be made in writing at least three (3) or more days before the proposal due date and submitted to:

Richard Ramsey, Manager of Facilities
Boiler Replacement
Washington County Community College
1 College Dr.
Calais, ME 04619

or via email at rramsey@maineccc.edu

Any interpretation made to a bidder will be issued in the form of an addendum to the contract/bid documents which, if issued, shall be sent as promptly as practicable to all persons to whom the specifications have been issued. All such addenda shall become part of the contract/bid documents.

9.0 Bid Review and Evaluation

The College reserves the right to reject all proposals, to waive any informalities and technicalities, and to solicit and re-advertise for new proposals, or to abandon the project in its entirety. The College reserves the right to make the award to that proposer who, in the opinion of the College, will be in the best interest of and/or the most advantageous to the College.

1. Evaluation Method

- a. Technical ability to meet the outlined specifications
- b. Specification match and variations
- c. Added value features of proposal
- d. Past performance and references
- e. Cost of base proposal
- f. Rates for additional labor and equipment
- g. Price of additional services

10.0 Preparation of Bids

WCCC seeks the proposal that meets the specifications noted in this RFP. WCCC will review all proposals. The bidder shall include with the proposal any terms and conditions specific to their proposal.

Each valid proposal shall include:

- The contractor's name(s)
- Contact information (Address, phone, Email)
- Company quote with detailed specifications and pricing
- Company specific terms and conditions
- Certificate of Insurance

11.0 Withdrawal of Bids

All proposals must be valid for at least thirty (30) days after the proposal due date, after which time proposals shall expire unless the proposer had been notified and agrees to an extension.

WCCC reserves the right to modify or withdraw this invitation, to reject any or all proposals, and to terminate any subsequent negotiations at any time. WCCC also reserves the right to choose the proposal that best meets the needs of its facility and training programs.

12.0 Taxation and Compliance

Maine Community College System d/b/a Washington County Community College is an educational institution organized under the laws of the State of Maine and so its purchase of goods is exempt from state, federal, and local sales and use taxes. The successful bidder agrees to comply with all applicable federal, state and local statutes, laws, codes, rules, regulations, ordinances and orders in the performance of the Contract.

13.0 Prohibited Terms and Conditions

NOTICE TO VENDORS AND BIDDERS: STANDARD TERMS AND CONDITIONS APPLICABLE TO ALL MCCS CONTRACTS

The following standard contracting terms and conditions are incorporated and shall become a part of any final contract that will be awarded by any college or other operating unit of the Maine Community College System (collectively "MCCS"). These terms and conditions derive from the public nature and limited resources of the MCCS. **MCCS DOES NOT AGREE TO:**

1. Provide any defense, hold harmless or indemnity;
2. Waive any statutory or constitutional immunity;
3. Apply the law of a state other than Maine;
4. Procure types or amounts of insurance beyond those MCCS already maintains or waive any rights of subrogation;
5. Add any entity as an additional insured to MCCS policies of insurance;
6. Pay attorneys' fees; costs, including collection costs; expenses or liquidated damages;
7. Promise confidentiality in a manner contrary to Maine's Freedom of Access Act;
8. Permit an entity to change unilaterally any term or condition once the contract is signed;
9. Automatic renewals for term(s) greater than month-to-month;
10. Limitations on MCCS' recovery of lawful damages incurred as a result of breach of the contract;
11. Limitation of the time period under which claims can be made or actions brought arising from the contract;
12. Vendor's terms prevailing over MCCS' standard terms and conditions, including addenda; and
13. Unilateral modifications to the contract by the vendor.

BY SUBMITTING A RESPONSE TO A REQUEST FOR PROPOSAL, BID OR OTHER OFFER TO DO BUSINESS WITH MCCS, YOUR ENTITY UNDERSTANDS AND AGREES THAT:

1. The above standard terms and conditions are thereby incorporated into any agreement entered

into between M CCS and your entity; that such terms and condition shall control in the event of any conflict with such agreement; and that your entity will not propose or demand any contrary terms;

2. The above standard terms and conditions will govern the interpretation of such agreement notwithstanding the expression of any other term and/or condition to the contrary;
3. Your entity will not propose to any college or other operating unit of the M CCS any contractual documents of any kind that are not in at least 11-point black font on a white background and completely contained in one Word or PDF document, and that any references to terms and conditions, privacy policies or any other conditions referenced outside of the contract will not apply; and
4. Your entity will identify at the time of submission which, if any, portion or your submitted materials are entitled to “trade secret” exemption from disclosure under Maine’s Freedom of Access Act; that failure to so identify will authorize M CCS to conclude that no portions are so exempt; and that your entity will defend, indemnify and hold harmless M CCS in any and all legal actions that seek to compel M CCS to disclose under Maine’s Freedom of Access Act some or all of your submitted materials and/or contract, if any, executed between M CCS and your entity.