FREEDOM MECHANICAL

REQUEST FOR PROPOSAL

HVAC Rooftop Unit Replacement Fremont Judicial Center

RFP No.: 26-001

Prepared for: Fremont County

May 14, 2026

May 14, 2026

Fremont County
136 Justice Center Rd, Canon City, CO 81212

Request for Proposal – Design-Build Rooftop Unit Replacement Fremont Combined Court / Judicial Center

Dear Selection Committee,

Freedom Mechanical respectfully submits this Statement of Qualifications to Fremont County for the Fremont Combined Court / Judicial Center Rooftop Unit Replacement project. We are partnering with Petrichor Solutions, LLC to provide the County with a collaborative, experienced design-build team focused on delivering reliable, cost-effective, and future-ready mechanical system solutions.

At Freedom Mechanical, our mission is to provide innovative, reliable, and energy-efficient HVAC, Electrical, and Refrigeration solutions that empower businesses to thrive. We are committed to excellence in service and engineering, ensuring optimal performance and sustainability for our clients. By fostering a culture of integrity, safety, and continuous improvement, we inspire confidence and create lasting partnerships in every project.

Strong projects are delivered by teams that collaborate early, communicate clearly, and share accountability from start to finish. The Freedom Mechanical–Petrichor Solutions partnership reflects this approach by integrating construction expertise with engineering insight to deliver solutions that are both technically sound and constructible.

Freedom Mechanical and Petrichor Solutions have worked together for several years providing design-build and design-assist services for public, commercial, and institutional clients throughout Colorado. Freedom Mechanical leads construction planning and execution across mechanical, electrical, plumbing, and controls systems, while Petrichor Solutions provides mechanical and electrical engineering, system evaluation, and energy modeling support. Together, we offer the City a single, coordinated design-build team capable of supporting projects from early planning through implementation and commissioning.

We value the opportunity to support Fremont County on this important facility improvement project and look forward to delivering a reliable, energy-efficient HVAC system that serves the long-term needs of the Fremont Combined Court / Judicial Center.

Respectfully submitted,

Jamie Fitzgerald
Owner, Master Mechanical Contractor

5017 Basalt Ridge Circle
Castle Rock, CO 80108

(719) 820-0305

Jamie@FreedomMechanicalCo.com

QUALIFICATIONS AND CAPABILITY

DESIGN-BUILD TEAM OVERVIEW

A collaborative design-build team grounded in innovation, reliability, energy efficiency, integrity, safety, and continuous improvement.

Freedom Mechanical and Petrichor Solutions, LLC have established an integrated design-build partnership to provide Fremont County with a coordinated, technically sound, and constructible approach for the Combined Court / Judicial Center Rooftop Unit Replacement Project. Our team operates as a unified design-build entity, combining practical construction expertise with professional engineering capabilities to deliver dependable RTU infrastructure that supports the County's operational needs while maintaining system reliability and long-term value.

Our partnership is built on shared principles that guide every project we deliver: reliability, integrity, safety, efficiency, accountability, and continuous improvement. These values shape our project approach by emphasizing clear communication, proactive problem-solving, and practical solutions tailored to the facility's operational requirements. By integrating engineering, construction planning, and field execution from the earliest stages, our team minimizes project risk, improves cost certainty, and ensures system design aligns with real-world installation conditions, code requirements, and long-term maintenance considerations.

The Freedom Mechanical–Petrichor Solutions team is particularly well suited for occupied public facilities such as the Fremont Combined Court / Judicial Center, where uninterrupted building operations, occupant safety, and careful project phasing are critical. Our collaborative process includes verification of existing conditions, constructability reviews, equipment selection and lead-time coordination, code compliance evaluation, and development of phased installation strategies designed to minimize operational disruptions during construction.

Freedom Mechanical leads construction planning, procurement, field coordination, and installation, bringing extensive experience in mechanical systems, controls integration, electrical coordination, and commissioning support, all backed by a strong safety culture and disciplined project management. Petrichor Solutions leads engineering design, load analysis, equipment sizing, controls strategy, and system performance evaluation to ensure the replacement systems meet both current operational demands and future facility needs.

Together, our team works continuously throughout design and construction to ensure the new rooftop systems are properly designed, efficiently installed, fully operational, and maintainable for years to come. When appropriate, we also support third-party commissioning and performance verification to confirm system operation, document performance, and facilitate a smooth turnover to County facilities personnel.

Through this collaborative design-build approach, Freedom Mechanical and Petrichor Solutions are prepared to provide Fremont County with a dependable partner capable of delivering the Combined Court / Judicial Center Rooftop Unit Replacement Project with professionalism, transparency, technical excellence, and a commitment to long-term facility performance.

INNOVATION & EXPERTISE

RELIABILITY & PERFORMANCE

ENERGY EFFICIENCY & RELIABILITY

INTEGRITY & PARTNERSHIP

SAFETY & QUALITY

SCOPE OF SERVICES

Freedom Mechanical provides mechanical, electrical, and plumbing (MEP) services for public, institutional, commercial, and industrial facilities. Services are delivered through design-build or construction-only delivery, tailored to project requirements, schedules, and operational goals. By integrating engineering, project management, and field execution under one contract, Freedom Mechanical delivers efficient, coordinated, and cost-effective solutions.

Design-build services support projects from initial evaluation through closeout, including existing conditions assessment, system selection, life cycle cost analysis, code compliance, budgeting, scheduling, constructability reviews, and value engineering. Coordinated design documents facilitate permitting, procurement, construction, commissioning, and long-term system performance.

HVAC and refrigeration services include installation, replacement, service, and maintenance of air handling units, rooftop units, VRF systems, chillers, boilers, cooling towers, hydronic systems, and commercial or industrial refrigeration equipment. Additional services include ductwork and piping installation, energy-efficiency upgrades, system retrofits, preventive maintenance, diagnostics, and emergency service.

Electrical services support both mechanical systems and standalone electrical scopes, including power distribution, branch circuitry, motor control centers, variable frequency drives, equipment power and controls wiring, lighting and lighting controls, and system troubleshooting and upgrades.

Plumbing services include domestic water, sanitary, vent, storm drainage, gas, and process piping systems, along with fixture installation, testing, commissioning, and verification of code compliance.

Freedom Mechanical also provides HVAC controls installation and integration, coordination with building automation systems, startup and functional testing support, commissioning coordination, owner training, and closeout documentation.

Across all services, Freedom Mechanical provides dedicated project management, on-site supervision, safety planning, scheduling, quality control, and documentation to ensure projects are delivered safely, on schedule, and in compliance with applicable codes and standards.

Scope of Services Includes:

- Mechanical and electrical engineering and design
- Existing system evaluation and retrofit analysis
- Project development, scope definition, and cost validation
- Energy efficiency, electrification, and load reduction measures
- Ground source heat pump and future energy system support
- Pre-construction planning, cost estimating, and scheduling
- Mechanical construction, procurement, and installation
- Construction management, quality control, and site safety
- Independent third-party commissioning coordination
- System startup, training, and project closeout support
- Ongoing service and preventative maintenance coordination

JAMIE FITZGERALD

Owner/Partner, Master Mechanical Contractor

Jamie Fitzgerald is an experienced mechanical contractor and business owner with more than 30 years of hands-on experience delivering HVAC, refrigeration, electrical, plumbing, and controls systems for residential, commercial industrial, and public-sector facilities. His background spans system installation, service, troubleshooting, automation, and full project execution, providing a practical, field-informed perspective that supports constructible, reliable solutions.

As Owner and Partner of Freedom Mechanical, Jamie leads design-build and design-assist project delivery, overseeing construction planning, procurement, field coordination, and quality control across mechanical, electrical, plumbing, and controls scopes. He works closely with engineers, owners, and trade partners to resolve complex system challenges, ensure code compliance, and deliver projects that perform reliably over the long term.

Jamie's prior experience includes leadership roles overseeing HVAC/R operations, facilities systems, and service teams, as well as direct responsibility for automation, Chiller systems, industrial refrigeration, boiler systems, and motor controls. His extensive licensure and certifications reflect deep technical expertise across multiple disciplines and support Freedom Mechanical's ability to self-perform and coordinate complex, multi-system projects.

Jamie brings a hands-on leadership style, strong safety focus, and practical understanding of occupied and operational facilities–experience that is particularly valuable for design-build projects requiring careful sequencing, clear communication, and disciplined execution.

Licenses & Certifications:

- Master HVAC Tradesman DORA
- Ammonia Refrigeration I, II, III
- EPA Universal Technician Certification
- Master Mechanical Licensed G29 International Code Council
- Denver Supervisor Certificate – HVAC
- Denver Supervisor Certificate – Refrigeration
- Denver Supervisor Certificate – Boilers
- Aurora HVAC Supervisor Certificate
- City of Fort Collins Master HVAC/R Certificate
- Registered Journeyman Electrician DORA (8000 Hours)
- ICC Master Mechanical (IMC-IFGC)
- OSHA 30
- Carrier VVT
- Trane Tracer/Summit
- Honeywell Automation & Systems
- Frick & Vilter Reciprocating & Screw Compressor Service
- Copeland & Carlyle Semi-Hermetic Compressor Rebuilds
- EPA 608 Universal
- NFPA 70 (NEC) Compliance Training

PROJECT TEAM MEMBERS

Licensure:

- Master Electrician License: Colorado
- OSHA 30-Hour Construction Safety
- Hotwork Training
- Safety Leadership Courses
- CPR / First Aid
- NFPA 70 (NEC) Compliance Training

ZACHARY MIXON

Project Superintendent, Master Electrician

Zachary Mixon is a licensed Master Electrician and Project Superintendent with extensive experience delivering complex mechanical, electrical, and controls projects in commercial, industrial, and public-sector environments. He brings a strong background in electrical distribution, motor controls, HVAC and refrigeration systems, and code-compliant installation practices.

At Freedom Mechanical, Zach oversees electrical project execution and field coordination, working closely with mechanical, plumbing, and controls teams to ensure integrated system installation. His responsibilities include managing schedules and manpower, coordinating material procurement, overseeing installation of electrical distribution systems and controls infrastructure, and supporting commissioning and startup activities. Zach routinely interfaces with engineers, owners, inspectors, and authorities having jurisdiction to maintain compliance with NEC requirements, local codes, and project specifications.

Zach's experience also includes preconstruction and estimating support, including electrical take-offs, scope development, and cost control. He brings a disciplined approach to jobsite safety, quality control, and documentation, supporting projects that are delivered safely, efficiently, and in alignment with design intent.

Licensure:

- Mechanical License: Texas, Colorado, Michigan
- Master Plumber License: Colorado, Michigan, Alabama
- Certified Backflow Prevention Assembly Tester (ASSE/ANSI 5000)
- ASSE Certified Backflow Testing & Repair

ROBERT JACKOWIAK

Project Manager, Plumbing & Mechanical Systems

Robert Jackowiak is a senior mechanical and plumbing professional with more than 30 years of experience delivering commercial and industrial HVAC and mechanical systems. His background includes extensive work with boilers, chillers, hydronic systems, and large-scale mechanical installations, supported by strong expertise in project management, estimating, and constructibility-focused execution.

At Freedom Mechanical, Robert supports design-build and construction delivery by overseeing plumbing and mechanical scopes, coordinating installation activities, and supporting project planning, procurement, and field execution. He works closely with project managers, field crews, and engineering partners to ensure systems are installed in accordance with design intent, applicable codes, and operational requirements.

Robert brings a disciplined understanding of project estimation, bidding, and cost control, informed by prior leadership roles overseeing mechanical contracting operations and facility systems. His multi-state mechanical and master plumbing licensure supports Freedom Mechanical's ability to self-perform and manage complex plumbing and hydronic systems across diverse project types.

Robert's combination of technical depth, leadership experience, and collaborative approach contributes to efficient project delivery, reliable system performance, and long-term value for clients.

PROJECT TEAM MEMBERS

BRYAN HUNT, P.E.
Director of Engineering

With more than two decades of experience, Bryan Hunt is a licensed professional engineer recognized for his commitment to precision, safety, and sound engineering practice. A graduate of Rose-Hulman Institute of Technology with a bachelor's degree in electrical engineering, he has been a licensed professional engineer since 2010 and currently holds registration in five states, including Colorado, where he resides.

At Petrichor Solutions, Bryan has led holistic, mechanical, electrical, and plumbing design for projects actress the state of Colorado, supporting both private and public facilities. He works closely within design-build teams, collaborating with owners, architects, and contractors to deliver coordinated, constructible solutions. His approach emphasizes technical accuracy, code compliance, and long-term performance while remaining attentive to project budgets and schedules.

To him, engineering is not just about design–it is about responsibility. Every project is approached with rigor and integrity, guided by the belief that excellence comes from doing things the right way: safely, thoughtfully, and precisely.

Licensure:
CO - 0064504

Certifications:
ASSE 6060

DONALD SCHANAMAN, EIT
Project Engineer

With more than two decades of experience, Don Schanaman is an architectural engineer specializing in HVAC and plumbing design. His work spans projects across Colorado, including luxury mountain residences, school renovations and additions, core and shell buildings, tenant improvements, fire stations, dental and veterinary offices, restaurants, and industrial facilities.

In addition to his design expertise, Don has gained hands-on experience in equipment sales, project estimation, and project management within the mechanical and plumbing industry–skills he developed alongside his design career. This combination gives him a deep understanding of how systems move from concept to installation and operation, ensuring practical, efficient, and well-coordinated solutions.

Don's approach to design is grounded in precision, safely, and reliability. He takes pride

EXPERIENCE AND REFERENCES

RELEVANT DESIGN-BUILD PROJECTS

SHERIFF'S OFFICE CHILLER REPLACEMENT

Fremont County Equipment Replacement Canon City, CO Project Size: $223K

Freedom Mechanical completed a chiller replacement at the Fremont County Sheriff's Office, an occupied law enforcement facility requiring reliable cooling and careful coordination across trades. Jamie Fitzgerald served as Project Manager, overseeing HVAC, controls, and overall project execution, with Zach Mixon leading electrical scope and Robert Jackowiak responsible for plumbing work. The project included furnishing and installing a new 52-ton air-cooled chiller, replacement of the chilled water piping loop, installation of a new in-line circulation pump, and system filling with inhibited propylene glycol for freeze protection and long-term reliability. Structural modifications were completed to accommodate the new equipment footprint, and electrical upgrades included a new dedicated branch circuit, motor starter, and integration with the building's controls system in coordination with LONG Building Controls. Factory-authorized start-up and commissioning were performed, and system operation was verified across mechanical, electrical, and controls components. All work was completed in accordance with applicable codes, manufacturer requirements, and owner standards, while maintaining continuous operation of the facility.

Project Contact: Ryan Vanacker (719) 285-3665 ryan.vanacker@fremontco.gov

TIVOLI CHILLER COMPRESSOR REBUILD

Tivoli Facility Equipment Rebuild La Junta, CO Project Size: $98K

Freedom Mechanical performed a complete mechanical rebuild of three (3) 100-ton chiller semi-hermetic reciprocating compressors serving a commercial central plant system. The project required advanced diagnostics, precision disassembly, internal component replacement, reassembly, and full operational verification to restore reliable cooling capacity. Our scope of work included full teardown and inspection of each compressor assembly, followed by replacement of major internal components including crankshafts, pistons, intake valves, exhaust valves, and oil pumps. All tolerances were measured and verified to manufacturer specifications. Bearing surfaces, lubrication passages, and sealing components were inspected and corrected as required to ensure long-term reliability and performance. This project demonstrates Freedom Mechanical's expertise in large-tonnage chiller systems, in-depth knowledge of semi-hermetic reciprocating compressor design, and ability to execute complex central plant repairs while ensuring minimal downtime and system reliability.

Project Contact: Brendan Held (760) 578-9674 brendan@tivolidistributing.com

REVOLUTION CHURCH & COMMUNITY CENTER

Equipment Replacement Colorado Springs, CO Project Size: $200K

Freedom Mechanical served as the mechanical, plumbing, and electrical contractor for a design-build retrofit at Revolution Church following the failure of two boilers serving domestic hot water, residual hydronic heating, and two large indoor pools. While most building heating had previously transitioned to rooftop units, the boiler failure created an immediate need to restore domestic water service and maintain pool operations.

Freedom Mechanical developed a replacement strategy that separated system functions to improve reliability and reduce cost. The design replaced the failed boilers with eight instantaneous water heater to serve domestic hot water demands and installed two dedicated pool heating systems to support the indoor pools. This approach allowed domestic hot water serve to be restored quickly while providing a more efficient and maintainable long-term solution.

The instantaneous water heaters were configured in a chained arrangement to meet high peak demand, including locker room use with up to 40 simultaneous showers, while allowing individual units to be taken offline for maintenance without interrupting service. The project demonstrates the team's ability to deliver practical, constructible design-build solutions that prioritize operational continuity, redundancy, and long-term value.

Project Contact: Alicia Ackerson (303) 396-3270 alicia@flrchurch.com

FREMONT COUNTY DETENTION CENTER 25-Ton RTU Installation

Equipment Replacement Canon City, CO Project Size: $359K

Freedom Mechanical completed a comprehensive HVAC rooftop system upgrade for the Fremont County Detention Center, demonstrating turnkey mechanical and electrical expertise in an occupied, secure facility. The project included removal of existing evaporative air coolers and installation of two new 25-ton packaged rooftop units manufactured by Daikin. Scope of work also involved fabrication and installation of welded curb adapters, economizer integration to meet fresh air ventilation requirements, and installation of new gas piping to serve the units. Our team provided full electrical infrastructure upgrades, including two new 460VAC branch circuits routed from existing switchgear to the rooftop equipment. Mechanical distribution improvements included new supply and return plenum drops tied into existing mezzanine ductwork, removal of outdated reheat coils, and duct modifications to optimize airflow and system efficiency. The project concluded with factory-authorized startup, system commissioning, and operational verification to ensure reliable performance and code compliance.

Project Contact: Ryan Vanacker (719) 285-3665 ryan.vanacker@fremontco.gov

DEAN BREWERY

Boiler Burner Upgrade La Junta, CO Project Size: $250K

Freedom Mechanical successfully completed a comprehensive industrial boiler burner upgrade for Dean Brewery, enhancing system performance, reliability, and combustion efficiency within an active production environment. The project involved the removal of the existing burner assembly and installation of a new, properly sized industrial-grade burner designed to meet the facility's operational steam demands and current safety standards.

As part of the scope, our team also performed a detailed overhaul and repair of the Honeywell Fyre-Iye flame safeguard control system. This work included inspection and testing of flame detection components, verification of safety interlocks, recalibration of control parameters, and restoration of reliable flame supervision to ensure full compliance with combustion safety requirements.

All work was performed with careful coordination to minimize disruption to brewery operations. Following installation, Freedom Mechanical conducted combustion analysis, burner tuning, and full operational commissioning to verify optimal fuel-to-air ratios, stable ignition, and efficient firing across the burner's modulation range.

The completed upgrade resulted in improved combustion efficiency, enhanced system reliability, and restored safety control integrity, positioning the boiler system for long-term dependable operation.

Project Contact: Alicia Ackerson (303) 396-3270 alicia@flrchurch.com

PROJECT SCHEDULE AND PHASED PLAN

Freedom Mechanical understands the importance of maintaining uninterrupted HVAC service within an occupied judicial facility. To minimize operational disruption and maintain occupant comfort, we propose an accelerated, phased installation schedule designed to complete all five rooftop unit replacements within approximately **3–4 weeks of on-site construction**. Preconstruction engineering, permitting, equipment procurement, and submittal approvals will be completed prior to mobilization, allowing all materials, equipment, and manpower to be in place before field work begins.

Preconstruction, Design & Procurement

Completed Prior to Field Mobilization
Upon Notice of Award, Freedom Mechanical will immediately begin project kickoff, field verification, engineering design, permit coordination, equipment submittals, and procurement. Equipment will be released immediately upon approval to ensure all rooftop units, curb adapters, controls components, and electrical materials are delivered prior to construction start. During this period, we will also coordinate crane access, outage windows, building access, and installation sequencing with County representatives.

Carrier Equipment Lead Time 20-24 week

Engineered Air Lead Time 26-30 weeks

Design & Procurement Milestones:

- Week 1: Project kickoff, site verification, engineering review
- Week 1–2: Design completion, submittals, permit coordination
- Week 2–6 (as applicable): Equipment fabrication and delivery
- Pre-Mobilization: Final scheduling, crane coordination, material staging

On-Site Installation & Commissioning

Total Field Duration: Approximately 3–4 Weeks

To minimize outages, Freedom Mechanical will implement a phased replacement strategy, with each rooftop unit fully installed, connected, started, and commissioned before proceeding to the next unit. Work will be scheduled to maintain HVAC service to occupied areas whenever possible and coordinated around court operations to avoid disruption to critical building functions.

Week 1

- Mobilization, material staging, crane setup
- Replace **RTU-1** *(2-3 days)*

Week 2

- Replace **RTU-2** *(2–3 days)*
- Replace **RTU-3** *(2–3 days)*

Week 3

- Replace **RTU-4** *(2–3 days)*

Week 4 ***(if required)***

- Controls integration verification
- System balancing and functional performance testing
- Owner training, punch list completion, closeout documentation

Phased Outage Management Plan

To reduce operational impact, only the unit being replaced will be taken offline at any given time unless otherwise coordinated with **Fremont County**. Each unit will be returned to full operation before the next scheduled shutdown. Work requiring crane picks, electrical cutovers, or temporary service interruptions will be scheduled during off-hours or low-occupancy periods whenever feasible.

Estimated Project Completion

Approximately 3–4 Weeks of On-Site Construction
(Following approved design documents, permit issuance, and equipment delivery.)

This accelerated schedule allows Freedom Mechanical to deliver a fully operational HVAC system while minimizing disruption to courthouse operations and maintaining safe, controlled project execution.

APPROACH TO ROOF CURBS & ROOF WARRANTY PRESERVATION

Freedom Mechanical recognizes that the **Fremont County Combined Court / Judicial Center** is an occupied public facility where building envelope integrity, weather protection, and preservation of the existing roof warranty are critical project requirements. Our approach to rooftop unit replacement is designed to ensure all roof curb modifications, equipment removals, and new unit installations are completed without compromising the existing roofing system or interrupting facility operations.

As part of the design-build process, our engineering partner, Petrichor Solutions, LLC, will verify existing rooftop unit dimensions, curb conditions, structural loading, attachment methods, and roof assembly details during the field investigation and 90% design phase. Existing curbs will be evaluated for structural integrity, dimensional compatibility, code compliance, and suitability for reuse. Where existing curbs cannot support the new equipment or do not meet dimensional or performance requirements, new insulated roof curbs with spring vibration eliminators or manufacturer-approved curb adapters will be designed and incorporated into the permit documents. Structural loading, curb anchorage, and weatherproofing details will be coordinated as part of the mechanical and structural design package.

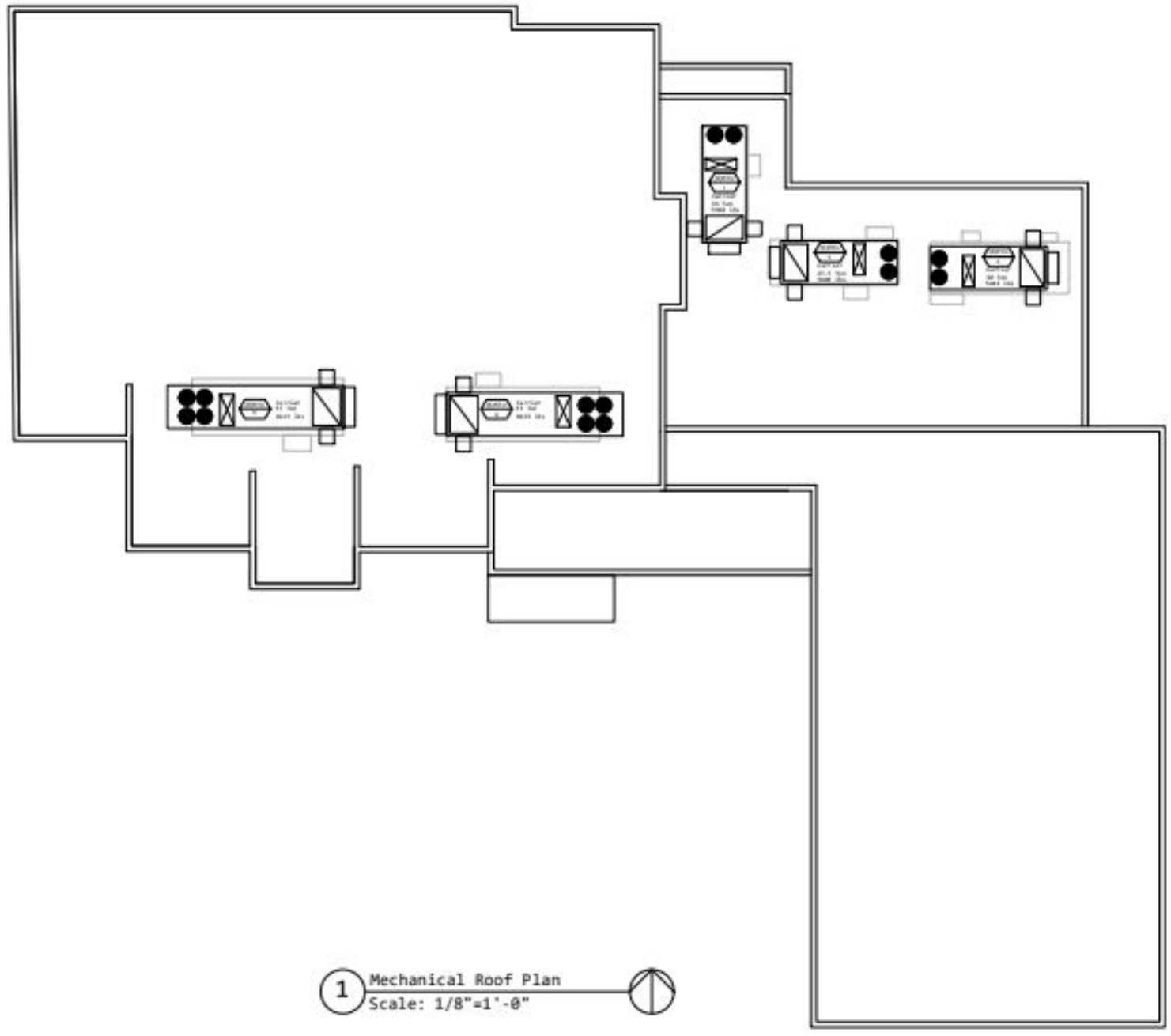
To preserve the existing roof warranty, all roofing-related work—including membrane removal, curb flashing, penetration sealing, membrane tie-ins, and final waterproofing—will be performed by a **Carlisle-certified roofing contractor** operating under the requirements of Carlisle SynTec Systems and in accordance with the existing roof warranty provisions. Prior to construction, Freedom Mechanical will coordinate with Carlisle and the certified roofing subcontractor to verify the existing warranty status, approved repair procedures, and required inspection or documentation protocols.

During each rooftop unit replacement phase, existing roofing materials adjacent to the equipment curbs will be protected from damage during demolition and lifting operations. Temporary weatherproofing measures will be implemented whenever curbs or roof penetrations are exposed, ensuring the building remains fully protected from moisture intrusion at all times. New curb installations, curb adapters, duct penetrations, and piping penetrations will be flashed and sealed in strict accordance with Carlisle manufacturer standards and applicable roofing details.

Following completion of each installation phase, the Carlisle-certified roofing subcontractor will perform a final inspection of all affected roof areas and complete all required warranty documentation, repair certifications, and photographic records. Freedom Mechanical will include copies of the roofing contractor's Carlisle certification, warranty compliance documentation, inspection reports, and any manufacturer acceptance documentation within the project closeout package.

This approach ensures that all rooftop equipment replacements are completed with full protection of Fremont County's existing roofing investment while maintaining warranty coverage, weather integrity, and long-term roof system performance.

SCHEMATIC SHOP DRAWING



SUBCONTRACTORS & ROLES

Freedom Mechanical will serve as the Prime Contractor and lead design-build partner for this project. As a full-service MEP contractor, Freedom Mechanical will self-perform all core mechanical, electrical, plumbing, equipment rigging coordination, piping, sheet metal, controls integration support, startup, commissioning coordination, and general project management activities required within the project performance scope. This self-performed approach provides direct quality control, schedule accountability, and consistent communication throughout all phases of work.

Specialized subcontractors and technical partners will be utilized only where manufacturer certification, specialized testing, or specialty equipment is required:

- **Engineering Design –** Petrichor Solutions, LLC
  Responsible for mechanical and electrical engineering support, rooftop unit replacement design, load verification, equipment selection review, code compliance analysis, construction documentation, and engineering support during construction.

- **Roofing / Warranty Preservation –** Carlisle SynTec Systems (or approved Carlisle-certified roofing contractor under existing roof warranty)
  Responsible for roof curb flashing, membrane tie-ins, penetrations, and all roofing work required to maintain the existing roof system warranty and manufacturer compliance.

- **Building Controls –** Albireo Energy
  Responsible for integration of new rooftop units into the existing building automation system, controls programming, point-to-point verification, graphics updates, and sequence-of-operation validation.

- **Testing, Adjusting, and Balancing (TAB) –** DunnRight
  Responsible for final air balance, airflow verification, system performance testing, and delivery of certified TAB reports.

- **Crane and Rigging Services –** RMS Cranes
  Responsible for crane mobilization, equipment lifting, rooftop placement, and rigging support for removal and installation activities.

Work Not Subcontracted:
All remaining work associated with the project will be self-performed by Freedom Mechanical, including demolition, equipment removal, mechanical installation, ductwork modifications, piping, electrical scope, controls device installation support, startup assistance, project scheduling, safety management, quality control, and final system coordination. Freedom Mechanical's in-house MEP capabilities allow us to maintain direct control over workmanship, schedule, and project execution from start to completion.

PRICING FORM

Item	Description	Lump Sum Price
Option #1.1 Design ***Carrier***	All Design work associated with developing 100% construction documents for turnkey replacement of five (5) RTUs using custom or semi-custom units matching existing footprints as close as practicable. Includes possible modifications to controls integration (Albireo), roofing (Carlisle-certified), electrical, testing, and closeout.	$35,000
Option #1.2 Construction	All construction phase work required to complete turnkey replacement of five (5) RTUs using custom or semi-custom units. Including Construction Administration services.	$962,000
Option #1 Total	Add Option 1 Design and Construction	**$997,000**
Option #1 Deduct for no Temporary Heating/Cooling	Deduct amount if the County allows each zone to be without heating and cooling for up to seven (7) days during each unit changeover. New RTUs must be up and running 7 days after the old ones are turned off.	$5,000
Option #2.1 Design ***Engineered Air***	All Design work associated with developing 100% construction documents for Turnkey replacement of five (5) RTUs using standard units that may require more modifications to roof openings and a more involved installation process.	$30,000
Option #2.2 Construction	All construction phase work required to complete turnkey replacement of five (5) RTUs using standard units with curb adapters. Including Construction Administration services.	$1,339,000
Option #2 Total	Add Option 2 Design and Construction	**$1,369.000**
Option #2 Deduct for no Temporary Heating/Cooling	Deduct amount if the County allows each zone to be without heating and cooling for up to fourteen (14) days during each unit changeover. New RTUs must be up and running 14 days after the old ones are turned off.	$5,000

APPENDIX A: REQUIRED FORMS

Proposer Name: Freedom Mechanical

Address: 5017 Basalt Ridge Circle, Castle Rock, CO 80108

Primary Contact: Jamie Fitzgerald

Email: jamie@freedommechanicalco.com **Phone:** (719) 820-0305

Colorado Contractor License No.: EC.0102855 PC.0005213 PPRBD MECH A 25951

By signing below, the proposer certifies that they have examined the site conditions, reviewed this RFP and all addenda, and agree to provide the work described for the prices stated.

Authorized Signature: _____ **Date:** 5/8/26

Printed Name and Title: Jamie Fitzgerald, Owner

Addenda Acknowledgement

Addendum No.(s) received and acknowledged (list): Addendums 1 (Blank) & 2 Received

Subcontractor List: See Subcontractors and Roles List on Page

Exceptions and Clarifications Form: No Exceptions

Similar Project References: See Experiences and References on Pages

Thank You!

Freedom Mechanical appreciates Fremont County's consideration of this Statement of Qualifications. We are prepared to bring our collaborative approach, technical expertise, and discipline project execution to support the County's facilities and long-term goals and welcome the opportunity to discuss this proposal further.

5017 Basalt Ridge Circle
Castle Rock, CO 80108

(719) 820-0305

Jamie@FreedomMechanicalCo.com