



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS
Issuance and Notification for Bidders

Request for Proposal (RFP) # YC-2026-4681393

HVAC System Upgrade- Courthouse Condenser Units

Issuance and Notification Date: October 1, 2026

***All proposals/Bids must be received in-hand by:
November 3, 2026 at 3:30 p.m. EST***

You are cordially invited to submit a proposal for the **HVAC System Upgrade- Courthouse Condenser Units** in accordance with the attached specifications, terms, and conditions. Prospective respondents are advised to read this information over carefully prior to submitting a proposal.

Please Click this link or go to <https://www.yorkcountymaine.gov/rfp> and select the action menu item named RFP/Bids on our website for the complete documentation associated with this RFP.

One (1) copy of the RFP response may be emailed to ycg.procurement@yorkcountymaine.gov
Please use the following text in the SUBJECT field: YORK COUNTY PROCUREMENT# YC-2026-4681393
OR submitted in a sealed envelope, plainly marked:

RFP # YC-2026-4681393

**HVAC System Upgrade
Courthouse Condenser Units
Finance Office/Procurement
149 Jordan Spring Road
Alfred, Maine 04002**

IMPORTANT:

We respectfully request conformance to our procedure for asking questions related to this RFP. See the addendum named: [Submittal of qualified Questions and Respective Answers](#).

Vendors may request addition to the York County bidders vendor database by sending an email to ycg.procurement@yorkcountymaine.gov please use the following text in the SUBJECT field: VENDOR BID NOTIFICATION DATABASE – RFP – HVAC System Upgrade- Courthouse Condenser Units. In the body, please give us Company Mailing Information, Industry/Sector and commodity provider or service provider or both.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS General Information for Bidders/Contractors (Part A)

The following terms, conditions and instructions apply to all York County solicitations whether they are bids, proposals, request for qualifications or other types of solicitations. The term "bidder" is used collectively for bidder, proposer, vendor, contractor, consultant and all other terms implying or meaning one who is responding to an opportunity with the County. The submission of a response means that the vendor understands and agrees with the County's "General Information for Vendors." Any variance is to be clearly noted on the submittal document. The County will be the sole judge as to whether the variance is "material" or "immaterial" to the bid.

1. Acceptance

The County will select the offer deemed most advantageous, appropriate and beneficial to the County.

2. Addenda

In the event that an addendum to a solicitation is issued, all solicitation terms and conditions shall remain in effect unless they are specifically changed by the addendum. Offers shall include acknowledgment of all addenda or be subject to rejection. The County shall post the addendum to its web page.

3. Assignment/Subcontracting

The bidder shall not assign or subcontract any agreement, sublet or subcontract any portion of the work without the written consent of the County. The bidder shall bind all subcontractors approved by the County to all the terms and conditions of the contract.

4. Award/Results

As soon as practicable after evaluation, the County shall post the award decision and a tabulation of all offers received, to its web page. Individual notes are not mailed or emailed.

5. Compliance with laws

The bidder is assumed to be familiar with and agrees to observe and comply with all Federal, State and local laws, statutes, ordinances and regulations. The bidder shall fully indemnify, save harmless and protect the County, their successors, assigns, agents, customers, affiliates, agents and employees against any loss, claim liability damage, and expense arising from the bidder's actual or alleged noncompliance with such laws and regulations.

6. Deliveries

All deliveries shall be to the designated County property stated in the solicitation and must be Freight on Board (FOB) Alfred, Maine with all delivery, handling, surcharges and other changes included in the offered price. Failure to do so may cause rejection of bid. The County will not pay additional surcharges.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS General Information for Bidders/Contractors (Part A)

7. Equal Employment Opportunity

Bidders agree not to discriminate against any employee or applicant for employment because of age, race, color, religion, sex or national origin. Bidders shall comply with applicable laws, Executive Orders, and regulations concerning nondiscrimination in employment, including the Equal Opportunity Clause of Section 202. Executive Order 11246, as amended, which is hereby incorporated by reference.

8. Freedom of Access Act (FOAA)

Under Maine's Freedom of Access Act (FOAA), all records in possession of the County are public, unless designated by law as confidential, privileged, or otherwise exempt. Accordingly, any documents you submit may be available to the public. If you believe that documents you submit contain information that is exempt from disclosure under the FOAA, you must mark those sections you believe exempt as "confidential." You may also request that the County inform you of any FOAA requests for your submitted documents. The County's Legal representation shall make the final determination over what is and is not public.

9. Incurring Costs

All costs incurred in the preparation and submission of an offer will be borne by the bidder.

10. Informalities

The County reserves the right to waive informalities, irregularities or minor defects in an offer response or variations from the exact requirements of the solicitation provided that the defects or variations do not affect the price, quality, quantity or delivery of the service.

11. Inspections/Examination of Documents

The bidder is responsible for thoroughly inspecting the site of the proposed work, carefully examine the solicitation and for becoming completely familiar with any circumstances under which the work will be performed or equipment, material etc. be provided. Each bidder shall make his/her offer from his/her own examinations and estimates and shall not hold the County, its agents or employees responsible for any information received from them.

12. Late Bids

It is the responsibility of the bidder to see that their offers have sufficient time to be received by the Procurement Officer before the submittal deadline. All submittal deadlines are to be the standard time for Alfred, ME. Any offer, portion of an offer, or unrequested revision received at the County of York, 145 Jordan Springs Road, Alfred Me 04002 after the time and date specified will not be considered.

13. Permits

In connection with any work to be performed, the bidders shall procure all necessary permits and licenses applicable to the performance of work contained in the solicitation.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS General Information for Bidders/Contractors (Part A)

14. Materials

All material submitted becomes the property of the County of York, Maine and shall become public information.

15. Questions.

All questions must be directed in writing to ycg.procurement@yorkcountymaine.gov. The County will issue a response in the form of an addendum, which will be available on the County's website. In addition, the County will notify all Bidders on file as being in receipt of the solicitation.

16. Rejection.

The County of York, Maine reserves the right to reject any and all offers or to accept a higher cost offer if it is deemed to be in the best interest of the County. The County also reserves the right to negotiate with the lowest qualified responsive Bidder. Rejection of any proposal shall be construed as meaning simply that the County does not deem the offer to be acceptable or that another offer is deemed to be more advantageous to the County for the particular services offered.

17. Taxes

The County of York, Maine is exempt from paying sales or use tax by State of Maine Statute and has been issued a Permanent Exemption Certification by the State of Maine. Permanent Exemption Certificate Number: E81874 Federal Identification Number: 01-6000017.

18. Termination

a. Termination for Convenience: The County may terminate any contract, in whole or in part, whenever the County determines that such termination is in the best interest of the County, without showing cause, upon giving thirty (30) days written notice to the bidder.

b. Termination for Default: When the bidder has not performed or has unsatisfactorily performed the work, the County may terminate the contract for default. Upon termination for default, payment may be withheld at the discretion of the County. Failure on the part of the bidder to fulfill contractual obligations shall be considered just cause for termination.

19. Withdrawal

No bidder may withdraw his/her offer for a period of ninety (90) days from the date of opening. All offers will be subject to acceptance by the County during that time.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS Scope of Work for Request for Proposal (Part B)

Section 1 – Introduction and Background

York County Government is seeking proposals from qualified vendors for the replacement and upgrade of 50% of the existing geothermal heat pump equipment at the County facility identified above. We will be replacing 2 of the existing 4 Trane EXWA24032C.

The project consists of removing existing geothermal heat pump condenser units and furnishing and installing new high-efficiency water-to-water geothermal heat pump equipment. The work includes associated piping, electrical connections, controls integration, condensate connections, equipment startup, commissioning, performance testing, staff training, and related work necessary to provide a complete and operational system.

The Contractor shall furnish all labor, materials, equipment, supervision, transportation, tools, permits required of the Contractor, and incidental work necessary to complete the project in accordance with this RFP, manufacturer's requirements, applicable codes, and accepted industry standards.

The completed system shall provide reliable heating and cooling operation, improved energy efficiency, and compatibility with the existing building HVAC infrastructure. All systems must comply with State of Maine energy codes and EPA regulations.

Section 2 – Dates and Times

October 1, 2026	RFP is released
<i>As Needed Basis</i>	Pre-Bid meeting and Walk-Throughs of facility if requested
October 15, 2026 by 3:00 pm EST	Final date for Questions to be submitted by Vendors
No Later than October 19, 2026 5:00 pm EST	Answers to questions released in form of addenda
November 3, 2026 by 3:30 pm EST	Proposals Due from Vendors
November 4, 2026- November 10, 2026	Proposals Reviewed
<i>As Needed Basis</i>	Oral Interviews/Demonstrations Conducted
On, or about, November 20, 2026	Anticipated Award Date



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS Scope of Work for Request for Proposal (Part B)

Section 3 – Scope of Work

1. Removal of Equipment and New Equipment

Removal: The Contractor shall:

- Disconnect and remove the existing geothermal heat pump units.
- Properly handle and dispose of existing refrigerants.
- Remove associated equipment and components that are being replaced.
- Remove abandoned piping, wiring, controls, and other components as necessary to complete the installation.
- Transport and dispose of removed equipment and debris in accordance with applicable laws and regulations.
- Protect the building and surrounding property during removal activities.

New Equipment: The Contractor shall furnish and install new high-efficiency water-to-water geothermal heat pump units.

Basis of Design: Trane, nominal 20-ton capacity, utilizing R-454B refrigerant.

The proposed equipment shall:

- Be new and unused;
- Be suitable for the intended geothermal application;
- Provide heating and cooling capability;
- Meet or exceed the required capacity and efficiency;
- Be compatible with the existing geothermal loop;
- Be compatible with the existing building HVAC system;
- Meet applicable manufacturer's installation requirements;
- Meet applicable State of Maine codes and regulations.

The County will consider equivalent equipment from other manufacturers provided that the proposed equipment meets or exceeds the specified performance, capacity, efficiency, controls, electrical, refrigerant, dimensional, and operational requirements. Equipment must be adaptable to current Trane controls.

Any proposed equivalent equipment shall be clearly identified in the proposal.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS Scope of Work for Request for Proposal (Part B)

Section 3 – Scope of Work (continued)

2. Geothermal Loop and Piping

The Contractor shall inspect the existing geothermal piping and determine the connections and modifications required for the new equipment.

Work shall include, as necessary:

- Supply and return piping modifications;
- Piping connections;
- Valves;
- Fittings;
- Strainers;
- Flexible connections;
- Isolation valves;
- Drains;
- Air vents;
- Pressure/temperature ports;
- Pipe insulation;
- Supports and hangers;
- Sealing and penetrations;
- Flushing and cleaning;
- System balancing and verification.

Piping materials shall be appropriate for the application and compatible with the geothermal system and manufacturer's requirements.

All piping insulation shall be appropriate for the operating temperatures and conditions of the system.

The Contractor shall provide all piping modifications reasonably necessary to connect and properly operate the new equipment.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Scope of Work for Request for Proposal (Part B)

Section 3 – Scope of Work (continued)

Concealed conditions or deterioration requiring work substantially beyond the reasonably observable existing conditions shall be brought to the County's attention before additional work is performed.

3. Electrical Work

The Contractor shall inspect the existing electrical service serving the equipment and verify that it is adequate for the proposed replacement equipment.

Electrical work shall include, as required:

- Disconnects;
- Circuit breakers;
- Wiring;
- Conduit;
- Grounding;
- Electrical connections;
- Controls wiring;
- Panel modifications;
- Overcurrent protection;
- Equipment disconnects;
- Other electrical components necessary for a complete installation.

The Contractor shall verify equipment voltage, phase, MCA, MOCP, and other electrical requirements before ordering equipment.

All electrical work shall comply with applicable codes and regulations.

4. Controls and Building Automation System

The existing building utilizes **Trane controls**.

The Contractor shall integrate the new equipment with the existing HVAC control system to the extent technically compatible.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Scope of Work for Request for Proposal (Part B)

Section 3 – Scope of Work (continued)

Controls work shall include all components and programming necessary for proper operation, including, as applicable:

- Temperature sensors;
- Water temperature sensors;
- Pressure sensors;
- Control modules;
- Communication interfaces;
- Wiring;
- Programming;
- Equipment scheduling;
- Setpoints;
- Alarms;
- Equipment status;
- Trend data;
- Control sequences;
- Building automation graphics.

5. Condensate, Drainage, and Venting

The Contractor shall provide or modify condensate drainage as required for the new equipment to meet current code

Work shall include:

- Condensate piping;
- Traps;
- Vents;
- Drain connections;
- Pumps, if required;
- Supports;
- Insulation where required;
- Connections to existing approved drainage systems.

All condensate systems should be installed in accordance with the equipment manufacturer's requirements and applicable codes.

6. Refrigerant Requirements

The Contractor shall comply with all applicable EPA requirements and State of Maine requirements concerning refrigerant handling.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Scope of Work for Request for Proposal (Part B)

Section 3 – Scope of Work (continued)

The Contractor shall provide all labor and equipment necessary for:

- Refrigerant recovery;
- Refrigerant handling;
- Refrigerant charging;
- Leak testing;
- System evacuation;
- Refrigerant connections;
- Proper labeling;
- Startup and verification.

All refrigerant work shall be performed by properly qualified personnel in accordance with applicable requirements and manufacturer's instructions.

7. Startup, Commissioning, and Performance Testing

The Contractor shall fully start up and commission the completed system.

Commissioning shall include, at minimum:

- Verification of proper equipment installation;
- Electrical testing;
- Refrigerant testing;
- Geothermal water flow verification;
- Entering and leaving water temperature measurements;
- Heating operation;
- Cooling operation;
- Controls operation;
- Alarm verification;
- Safety control verification;
- Condensate drainage verification;
- Verification of proper system pressures;
- Verification of equipment operation under normal operating conditions.

The Contractor shall provide a written commissioning report documenting test results.

The County may require correction and retesting of any equipment or system that does not perform in accordance with the manufacturer's requirements or this RFP.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Scope of Work for Request for Proposal (Part B)

Section 3 – Scope of Work (continued)

8. Training

The Contractor shall provide on-site training for designated County personnel.

Training shall cover:

- Normal equipment operation;
- Building automation controls;
- System start/stop;
- Setpoints;
- Alarm conditions;
- Basic troubleshooting;
- Routine maintenance;
- Filter and strainer maintenance;
- Emergency shutdown procedures;
- Warranty procedures.

Training shall be provided prior to final acceptance.

9. Warranty

The Contractor shall provide a minimum warranty of:

- **Five (5) years on compressors; and**
- **One (1) year on labor and workmanship.**

Warranty periods shall begin upon final acceptance of the completed project.

The Contractor shall provide all manufacturer warranty documentation at project closeout.

The Contractor shall correct defects in workmanship occurring during the warranty period at no additional cost to the County.

10. Exclusions

Unless specifically identified elsewhere in this RFP, the following work is excluded:

- Drywall repair;
- Painting;
- Flooring work;
- Gas line extensions;
- Major structural modifications unrelated to HVAC;
- Major building renovations unrelated to the HVAC replacement.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Scope of Work for Request for Proposal (Part B)

Section 3 – Scope of Work (continued)

Any work believed by the Contractor to be necessary but excluded from the base scope shall be clearly identified in the proposal.

11. Grant Compliance

This project is funded in whole or in part through the U.S. Department of Energy's **Energy Efficiency and Conservation Block Grant (EECBG) Program**.

The Contractor shall cooperate with the County in providing documentation reasonably required for grant administration, project reporting, audits, inspections, and closeout. This will include compliance with the Davis-Bacon Act and will require certified payroll submissions.

The Contractor shall maintain project records and supporting documentation in accordance with applicable contract and grant requirements.

Section 4 – Proposal Requirements

Vendors must provide a detailed proposal including:

- A firm **Base Bid** for completion of all work identified in the Scope of Work. Which shall include all labor, materials, equipment, disposal, and other costs necessary to complete the project.
- Equipment details which will include manufacturer, model number, capacity, refrigerant, and equipment cost.
- Project schedule which will include proposed start date, estimated duration, and proposed completion date.
- The proposer shall provide information demonstrating its experience with projects of similar size, type, and complexity
- Provide complete manufacturer and contractor warranty information.
- Signed Appendix A & B



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Scope of Work for Request for Proposal (Part B)

Section 5 – Proposal Format

The vendor must provide its proposal in accordance with the structure and content specified in the following sections:

Cover Page:

This must include the vendor's legal name and contact information, as well as the name of the RFP and the date the proposal is due.

Transmittal Letter:

This must be provided on the vendor's letterhead and must include the following:

- A list of all addenda to the RFP, including the vendor's statement that any responses required by those addenda have been made within the proposal.
- A statement that the proposal will be valid for 180 days from the due date.
- Acknowledgments and responses, as applicable, to sections 1 through 4.

Table of Contents:

This must include a paginated list of the information provided within the proposal.

Executive Summary:

This must include a minimum of the following information:

- Pricing breakdown
- Equipment details and warranty information
- Project Schedule

Section 6 - Evaluation of Proposals

As previously stated, you acknowledge that your proposal will be valid for 6-months to allow us time to thoroughly review everything. Additional clarifying information may be requested from the vendors during the review period.

Evaluation Criteria – Proposals will be evaluated using the following criteria:

- All requirements in the Scope of Work must be met in full.
- Cost-effectiveness and value – Does the proposed provide the needed services at a reasonable cost to The County? This will include evaluation of overall price as well as individual line items including but not limited to materials, labors costs, and equipment rental if applicable.



York County Municipal Government, Maine

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Scope of Work for Request for Proposal (Part B)

Section 6 - Evaluation of Proposals (continued)

- Compliance with safety and industry standards as well as compliance with Appendix A & B
- Insurance – Proof of liability coverage is required. Applicants shall indicate their ability to provide proof of coverage for the following minimum insurance requirements:
 - o General Liability coverage of \$1 million per occurrence and \$2 million in the aggregate
 - o Motor vehicle liability coverage of \$1 million combined single limit
 - o Proof of workers' compensation coverage
 - o Professional errors and omissions coverage of \$1 million

Section 7- Submission Details

Proposals must be submitted by November 3, 2026 at 3:30 pm EST in electronic or hard copy format to:

York County Government
Procurement Office/ HVAC System Upgrade- Courthouse Condenser Units
149 Jordan Springs Road
Alfred, ME 04002
Email: ycg.procurement@yorkcountymaine.gov
Phone: 207-459-2500

Please send any questions or requests for clarifications via email to: Enter "RFP – HVAC System Upgrade- Courthouse Condenser Units" in the subject line. Questions may be submitted until October 15, 2026 at 3:00 pm. All questions will be responded to on or before October 19, 2026 at 5:00 pm.

Section 8- Terms and Conditions

The following applies to all proposals:

- Successful proposal must be from a proposer authorized to do business in the State of Maine.
- Services should be by one vendor; we may not accept third-party arrangements for support or services.
- Contact must be directed to ycg.procurement@yorkcountymaine.gov this includes any questions regarding this RFP and/or any of its requirements.
- The submitted proposal must follow the rules and format established within this RFP is applicable.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS Scope of Work for Request for Proposal (Part B)

Section 8- Terms and Conditions (continued)

- Submission of a Proposal will represent your company's attestation that it meets, agrees, and adheres to the provisions of this RFP and any associated appendices.
- This organization is tax exempt (Maine Tax Exempt #E81874) and, as such, the proposal price shall not include any federal or state tax.
- Each vendor will be responsible for all costs incurred in preparing and submitting their proposal.
- All documents submitted as part of the vendor's proposal will be deemed confidential during the evaluation process.
- All proposals will be subject to public disclosure in accordance with state and federal law after the award of the contract. It is the responsibility of the vendor to notify us if any of the information is proprietary in nature and exempt from disclosure.
- Your proposal will be valid for 180 days to facilitate a thorough review.
- York County Government reserves the right to reject any or all proposals and to accept the proposal deemed to be in the best interest of the agency.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS Compliance for Request for Proposal (Part C)

Section 9 – Certifications and Assurances

Municipal, County, and/or private funding, or a combination thereof, may be used in connection with the purchasing of payment of services for HVAC System Upgrade- Courthouse Condenser Units. Proposers must comply with the requirements set forth in this RFP, as well as Appendix A.

Submission of a Proposal will represent your company's attestation that it meets, agrees, and adheres to the provisions of this section as to the requirements set forth in Appendix A & B.

Independent Contractor Status: Vendors shall at all times during the term of the contract perform the services described as an independent contractor and, as such, in not an employee of the County for any purpose whatsoever, including for the purpose of coverage under the Maine Workers Compensation Statute or any other benefits as afforded to county employees.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS Compliance for Request for Proposal (Part C)

Submission of a Proposal will represent your company's attestation that it meets, agrees, and adheres to the provisions set forth in this RFP including the following:

FEDERAL PROCUREMENT REQUIREMENTS

(For inclusion with RFP's)

1. Federal Funding & Uniform Guidance Compliance

This procurement is funded, in whole or in part, by federal funds. The selected Contractor shall comply with all applicable procurement requirements and regulations outlined in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, codified at 2 CFR Part 200.

2. Full and Open Competition (No Geographic Preference)

In accordance with 2 CFR § 200.319, this solicitation shall be conducted in a manner providing full and open competition. No geographic preferences, restrictive specifications, or exclusionary requirements shall be applied during the evaluation and selection process.

3. Debarment and Suspension Certification

This contract is a covered transaction for purposes of 2 CFR Part 180 and 2 CFR Part 200, Appendix II (H). The Respondent certifies by submitting a proposal that neither it, nor its principals, are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency. The selected Contractor must verify that its subcontractors are not listed on the government-wide exclusions list in the System for Award Management (SAM.gov).

4. Byrd Anti-Lobbying Amendment (*Required for bids over \$100,000*)

Contractors who apply or bid for an award of \$100,000 or more must file the required certification pursuant to 31 U.S.C. § 1352 and 2 CFR Part 200, Appendix II (I). Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352.

5. Clean Air & Water Pollution Control (*Required for bids over \$150,000*)

The Contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS Compliance for Request for Proposal (Part C)

6. Access to Records & Retention

In accordance with 2 CFR § 200.334 and § 200.337, the Contractor shall maintain all project-related books, records, documents, and financial papers for a period of three (3) years from the date of submission of the final expenditure report. The Contractor agrees to provide the Purchaser, the Federal Awarding Agency, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

7. Contract Work Hours and Safety Standards Act ([40 U.S.C. 3701-3708](#)).

Where applicable, all contracts awarded in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with [40 U.S.C. 3702](#) and [3704](#), as supplemented by Department of Labor regulations ([29 CFR Part 5](#)). Under [40 U.S.C. 3702](#) of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of [40 U.S.C. 3704](#) are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

8. Davis-Bacon Act, as amended ([40 U.S.C. 3141-3148](#)).

When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act ([40 U.S.C. 3141-3144](#), and [3146-3148](#)) as supplemented by Department of Labor regulations ([29 CFR Part 5](#), "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act ([40 U.S.C. 3145](#)), as supplemented by Department of Labor regulations ([29 CFR Part 3](#), "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS Compliance for Request for Proposal (Part C)

each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

9. Rights to Inventions Made Under a Contract or Agreement.

If the Federal award meets the definition of “funding agreement” under [37 CFR § 401.2 \(a\)](#) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of [37 CFR Part 401](#), “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.

Contract or constitute an approval of, or acquiescence in, any breach hereunder, except as may be specifically stated by the County in writing.



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Compliance for Request for Proposal (Part C)

Appendix A: Debarment and Judgment Affidavit

By signing this document, I certify to the best of my knowledge and belief that the aforementioned organization, its principals, and any subcontractors named in this proposal:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from bidding or working on contracts issued by any government agency.
- b. Have not within the five (5) year period preceding the submission of this proposal:
 - i. Been convicted of or had a civil judgment rendered against them for fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a Federal, State, or Local government transaction or contract;
 - ii. Been convicted of or had a civil judgment rendered against them for violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or Local) with commission of any of the offenses enumerated in paragraph (b), subparagraphs (i) and (ii) of this certification;
- d. Have not within the five (5) year period preceding the submission of this proposal had one or more Federal, State, or Local government transactions terminated for cause or default.
- e. Have not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.
- f. Is not a foreign adversary business entity (<https://www.maine.gov/oit/prohibited-technologies>).
- g. Is not on the list of prohibited companies (<https://www.maine.gov/oit/prohibited-technologies>) or does not obtain or purchase any information or communications technology or services included on the list of prohibited information and communications technology and services <https://www.maine.gov/oit/prohibited-technologies> (Title 5 §2030-B).

Name:	Title:
Authorized Signature:	Date:



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Compliance for Request for Proposal (Part C)

APPENDIX B, 31 CFR PART 21 –CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person or organization for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining or awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Name (Printed)

Title

Signature

Organization Name

Date:

State: Maine

Construction Types: Building

Counties: Maine Counties of
York

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

CARP0349-002 09/01/2025	Rates	Fringes
CARPENTER.....	\$ 30.56	19.96

ELEC0567-002 06/01/2025	Rates	Fringes
ELECTRICIAN.....	\$ 38.74	21.14

ELEV0004-002 01/01/2025	Rates	Fringes
ELEVATOR MECHANIC A. PAID HOLIDAYS: NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS' DAY, THANKSGIVING DAY, THE FRIDAY AFTER THANKSGIVING DAY, AND CHRISTMAS DAY. B. VACATION: 6% UNDER 5 YEARS BASED ON REGULAR HOURLY RATE FOR ALL HOURS WORKED. 8% OVER 5 YEARS BASED ON REGULAR HOURLY RATE FOR ALL HOURS WORKED.....	\$ 74.17	38.44

IRON0007-003 09/16/2025	Rates	Fringes
IRONWORKER.....	\$ 33.65	26.27

LABO0327-004 12/01/2023	Rates	Fringes
LABORER: COMMON OR GENERAL.....	\$ 21.90	19.72

LABO0327-005 12/01/2023	Rates	Fringes
LABORER: MASON TENDER - CEMENT/CONCRETE.....	\$ 22.15	19.72

PLUM0131-001 06/03/2024	Rates	Fringes
PIPEFITTER.....	\$ 43.76	25.44

PLUM0716-002 08/01/2025

	Rates	Fringes
PLUMBER.....	\$ 40.00	24.71

SUME2022-005 06/26/2024

	Rates	Fringes
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE.....	\$ 32.79	4.40
CEMENT MASON/CONCRETE FINISHER.....	\$ 20.00	0.00
BRICKLAYER.....	\$ 33.00	11.13

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ♦SU♦, ♦UAVG♦, ♦SA♦, or ♦SC♦ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ♦SU♦ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

♦SU♦ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ♦SA♦ identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an

internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ♦SA♦ identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

QUESTIONS RELATED TO THE REQUEST FOR BIDS or PROPOSALS

Pre-emptively we will accept all questions regarding this solicitation, submitted via email, to the Solicitation Coordinator at ycg.procurement@yorkcountymaine.gov. The York County Committee created to review and evaluate the responses will provide written answers for questions received if they are received within the question-and-answer period's deadline date of **October 15, 2026 by 3:00 pm**. Answers will be posted as an addendum, to the same location as the posting of the original solicitation. It is the sole responsibility of the bidder to view and download documents from the same location as the posting of the original solicitation. Verbal responses to questions will not be provided. Both Questions and their corresponding Answers will be compiled into a PDF document and posted as an addendum. Only written answers will be considered official and binding. Bidders will not be identified in the answers. If interpretations or other changes to this Solicitation are required because of inquiries made during the question-and-answer period, the Solicitation may be amended. All amendments are posted to the same location as the posting of the original solicitation. Please use the following text in the SUBJECT area of the email being sent to ycg.procurement@yorkcountymaine.gov the Solicitation Coordinator.

YORK COUNTY PROCUREMENT# YC-2026-4681393